

4.13 Population and Housing

This section reviews existing population, housing, and employment conditions in the proposed project area and surrounding areas and provides an assessment of the current and forecasted population in the proposed project area. Changes in population, employment, and housing demand can have direct social and economic effects as well as indirect environmental impacts. According to CEQA, social and economic effects should be considered in an EIR only to the extent that they create adverse impacts on the physical environment. According to Section 15382 of the CEQA Guidelines, “An economic or social change by itself shall not be considered a significant impact on the environment.” The discussion of existing population and housing conditions, policies and regulations provided below is based on the General Plan Update Housing Element (2013-2020), U.S. Census Bureau 2010 data (Census 2010), the American Community Survey (2005-2009) data, and data from the SANDAG Profile Warehouse (SANDAG 2011).

A summary of the population and housing impacts identified in Section 4.13.3 is provided below.

Population and Housing Summary of Impacts

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Impact After Mitigation
1	Population Growth	Less than Significant	Less than Significant	Less than Significant
2	Displacement of Housing and People	Potentially Significant	Less than Significant	Significant and Unavoidable

4.13.1 Existing Conditions

This section of the EIR consists of an analysis of population, housing, and employment data that helps identify and illustrate the housing needs in the proposed project area. Escondido’s existing city limits constitute less than one-half of the land area within the proposed General Plan Update planning area boundary. Most of the acreage in the proposed project area lies outside the City boundaries, in the sphere of influence (SOI) and other areas under the jurisdiction of the County of San Diego. Population, housing and employment data within this analysis focuses on the City of Escondido and the San Diego region. Relevant population, housing and employment data specific to the unincorporated areas within the County of San Diego can be found within the Final EIR for the County of San Diego General Plan Update (SCH# 2002111067), certified in August 2011. This document is available online at <http://www.sdcounty.ca.gov/dplu/gpupdate/environmental.html>.

4.13.1.1 Population Trends

Existing and projected population growth for the proposed project area is discussed below.

Historical Population Growth

According to the U.S. Census, the City population in 2010 was 143,911, increased from 108,635 in 1990 and 133,559 in 2000, as shown in Table 4.13-1, Historical Population Growth Escondido and San Diego Region. Between 2000 and 2010, the City’s population increased by approximately 10,000 people,

representing an increase of approximately eight percent. During the same period, the population within the San Diego region increased by 10 percent. The City's population, as a proportion of the region's total population, decreased slightly from five percent in 2000 to 4.6 percent in 2010.

Table 4.13-1 Historical Population Growth Escondido and San Diego Region (1990-2010)

	1990	2000	2010	1990-2000	2000-2010
Escondido	108,635	133,559	143,911	22.9%	7.8%
San Diego Region	2,498,016	2,813,833	3,095,313	12.6%	10.0%
Escondido as a Percent of the Region	4.3%	5.0%	4.6%	16.3%	-7.0%

Sources: Escondido General Plan Update Housing Element 2011

Forecasted Population Growth

Table 4.13-2, Forecasted Population Growth Escondido and San Diego County, shows the forecasted population in the City of Escondido and San Diego region at 10-year increments between 2020 and 2035 as forecasted by SANDAG's 2050 Regional Growth Forecast. By 2035, the buildout date for the proposed General Plan Update, SANDAG forecasts that the population in the City will increase to over 168,779 people; a 17 percent growth rate when compared to 2010 conditions. By 2035, SANDAG forecasts the San Diego region will increase to over 4,016,844 people; a 30 percent growth rate compared to year 2010 population levels.

Table 4.13-2 Forecasted Population Growth Escondido and San Diego County (2010-2035)

	2010	2020	2030	2035	2010 to 2035 numeric increase	2010 to 2035 Percent Change
Escondido	143,911	154,329	165,267	168,779	24,868	17.2%
San Diego County	3,095,313	3,535,000	3,870,000	4,016,844	921,531	29.7%
Escondido as a Percent of the County	4.6%	4.4%	4.3%	4.2%	-	-

4.13.1.2 Household and Housing Profile

A "household" is defined by the U.S. Census as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Furthermore, the Census classifies households by type according to the gender of the householder and the presence of relatives. Household characteristics such as size, type, income and tenure reveal important information about the housing needs of a community. Different household sizes, types and income levels often prefer different housing options. The following section discusses the different types and sizes of households, household availability and tenure, household income, housing growth and projections and issues affecting housing availability within the proposed project area.

Household Type and Size

Different household types generally have different housing needs. Seniors or young adults usually comprise the majority of the single-person households and tend to reside in apartments, condominiums or smaller single family homes. Families with children often prefer single family homes. In 2010, the number of households in the City totaled 45,484 and 72 percent of the households were considered family households. Of the City's family households, 36 percent were married couples with children under the age of 18, and 36 percent of family households did not include children. The proportion of other families represented approximately 28 percent of all family households. About 28 percent of Escondido households were non-family households with the majority of them (75 percent) being residents living alone. In 2010, the average household size in the City was 3.12 persons.

Housing demand is shaped by the composition of its household sizes. The small household (one to two persons per household) traditionally prefers units with zero to two bedrooms, while the large household (five or more persons per household) prefers units with at least three bedrooms. As shown in Table 4.13-3, City of Escondido Household Size, two-person households made up the largest proportion of households in the City (28 percent) in 2010, followed by approximately 21 percent of households including only one person.

Table 4.13-3 City of Escondido Household Size (2010)

Number of Persons	Owner-		Renter-		Total	
	Households	Percent	Households	Percent	Households	Percent
One	4,297	18.1%	5,231	24.1%	9,528	20.9%
Two	7,946	33.4%	4,571	21.0%	12,517	27.5%
Three	3,914	16.5%	3,284	15.1%	7,198	15.8%
Four	3,608	15.2%	3,223	14.8%	6,831	15.0%
Five	1,980	8.3%	2,414	11.1%	4,394	9.7%
Six	932	3.9%	1,381	6.4%	2,313	5.1%
Seven or more	1,082	4.6%	1,621	7.0%	2,703	5.9%
Total	23,759	100.0%	21,725	100.0%	45,484	100.0%

Source: Escondido General Plan Update Housing Element 2011

In 2010, approximately 48 percent of housing units in Escondido were classified as single family detached units; 10 percent were single family attached units; 35 percent were multi-family developments; and eight percent were mobile homes/trailers.

Household Availability and Tenure

Tenure refers to the type of occupancy and whether a dwelling unit is owner-occupied or renter-occupied. An occupied housing unit is equivalent to a household. Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented. Tenure is an important market characteristic because it is directly related to housing types and turnover rates. The tenure distribution of a community's housing stock can be an indicator of several aspects of the housing market, including the affordability of units, household stability and residential mobility among others. In most communities, tenure distribution generally correlates with household income, composition and age of the householder. In 2010, the home ownership rate in

Escondido made up 52 percent of the occupied units and renter-occupied housing units made up 48 percent of the City's occupied housing stock.

Vacancy rates are also an important housing indicator because they indicate the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for low and moderate income households to find housing. According to the 2010 Census, the overall vacancy rate in the City was 5.3 percent. Specifically, ownership housing had a vacancy rate of approximately two percent but the rental vacancy rate was at six percent. Vacancy rates in the City are similar to those of surrounding areas.

Household Income

Household income indicates the wealth of a community and therefore is directly connected to the ability to afford housing. Income levels influence the range of housing prices within a region and the ability of the population to afford housing. As household income increases, the more likely that household is to be a homeowner. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases.

For planning and funding purposes, the California Department of Housing and Community Development (HCD) has developed the following income categories based on the Area Median Income (AMI) of a metropolitan area (such as the City of Escondido):

- **Extremely Low Income:** households earning up to 30 percent of the AMI
- **Very Low Income:** households earning between 31 and 50 percent of the AMI
- **Low Income:** households earning between 51 percent and 80 percent of the AMI
- **Moderate Income:** households earning between 81 percent and 120 percent of the AMI
- **Above Moderate Income:** households earning over 120 percent of the AMI

Combined, the extremely low, very low, and low income groups are referred to as lower income. Median household income in the City is one of the lowest in the region. Between 2005 and 2009, the American Community Survey (ACS) reported the median household income in Escondido as \$54,457, compared to \$62,901 in the San Diego Region.

Median household income provides only partial insight into a community's income profile. A more detailed breakdown of households by income category can provide more information about the proportion of households in the City whose limited incomes may lead them to have a higher incidence of housing problems such as overpayment (paying more than 30 percent of income on housing) or overcrowding (having more than one person per room). As shown in Table 4.13-4, City of Escondido Income Distribution, between 2005 and 2009, ACS reported that approximately 54 percent of Escondido households had incomes over \$49,999, six percentage points lower than the regional average. Approximately 22 percent of Escondido households earned \$100,000 or more, compared to 28 percent region wide. Slightly more than 30 percent of Escondido residents earned less than \$35,000 annually, compared to 27 percent region wide. Since 2000, the proportion of households earning over \$100,000 increased while the proportion of households earning below \$15,000 also slightly increased, indicating an increase in the number of households earning both extremely high and extremely low incomes.

Table 4.13-4 City of Escondido Income Distribution (1990-2009)

Household Income	Income Distribution			Change in Percentage Points	
	1990	2000	2005-2009	1990-2000	2000-2009
Less than \$10,000	10.2%	3.8%	4.7%	-6.4%	+0.9%
\$10,000 - \$14,999	8.4%	5.0%	5.2%	-3.4%	+0.2%
\$15,000 - \$24,999	18.5%	11.8%	10.4%	-6.7%	-1.4%
\$25,000 - \$34,999	15.7%	14.3%	10.4%	-1.4%	-3.9%
\$35,000 - \$49,999	19.6%	16.5%	15.3%	-3.1%	-1.2%
\$50,000 - \$74,999	17.4%	22.2%	19.7%	+4.8%	-2.5%
\$75,000 - \$99,999	6.2%	12.3%	12.1%	+6.1%	-0.2%
\$100,000 or more	4.1%	14.1%	22.2%	+10.0%	+8.1%
Total	100.0%	100.0%	100.0%	---	---

Source: Escondido General Plan Update Housing Element 2011

Housing Growth and Projections

Housing growth has varied significantly over the past 30 years. From 1980 to 1989, the City's housing stock grew by 55 percent (14,552 units) and the population grew by 54 percent. During the next 14 years (1989 to 2003), the housing stock only grew by 11 percent (5,077 units), while the population grew by 27 percent. In the late 1980s and early 1990s, the City implemented several growth management policies that dramatically limited the number of units that could be built each year in order to ensure the provision of adequate facilities and services prior to development of future housing stock. The decrease in housing production also occurred as a result of the recession. While there were building permits available to be pulled for units in some of the large subdivisions, developers chose not to build due to the decline in the market. The decrease in housing production between 1990 and 2000 was also region wide.

Table 4.13-5, Housing Unit Growth, shows that between 2000 and 2010, Escondido's housing stock increased at less than seven percent, which was below the region wide average increase. SANDAG projects that between 2010 and 2035, the City will experience an increase in housing stock from 48,044 to 53,235, or an increase of 11 percent. The San Diego region is projected to increase housing units from 1,164,786 in 2010 to 1,413,676 in 2035, or an increase of approximately 21 percent.

Table 4.13-5 Housing Unit Growth (1990 and 2010)

Jurisdiction	1990	2000	2010	2020	2030	2035	Percent Change		
							1990-2000	2000-2010	2010-2035
Escondido	42,040	45,050	48,044	50,287	52,778	53,235	7.2%	6.6%	10.8%
San Diego Region	946,240	1,040,149	1,164,786	1,262,488	1,369,807	1,413,676	9.9%	12.0%	21.3%

Source: Escondido General Plan Update Housing Element 2011 & SANDAG 2011

Issues Affecting Housing Availability

Issues affecting housing availability include overcrowding, age and condition, and cost and affordability. These issues are discussed below.

Overcrowding

Overcrowding is typically defined as a housing unit occupied by more than one person per room. A severely overcrowded household is defined as one with more than 1.5 persons per room. Under state law, a housing unit is considered overcrowded if there is less than 120 square feet (sf) of livable space (all space except the bath, kitchen and hallways) for the first two people and less than an additional 50 square feet for each additional person. Overcrowding can indicate that a community does not have an adequate supply of affordable housing, especially for large families.

Overcrowding typically occurs when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, or when families reside in smaller units than they need to devote income to other necessities, such as food and health care. Overcrowding tends to accelerate the deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing quality of life. Almost one-third of the City's households were considered overcrowded in 2000. One-quarter of these households were considered severely overcrowded.

Housing Age and Condition

Housing age can be an important indicator of housing conditions within a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. In 2010, approximately 81 percent of the housing stock within the City was more than 20 years old and 53 percent was over 30 years old.

Housing Costs and Affordability

Housing costs are indicative of housing accessibility to all economic segments of the community. Typically, if housing supply exceeds housing demand, housing costs will fall. If housing demand exceeds housing supply, housing costs will rise. In 2010, median home prices in the North County areas of San Diego ranged from \$245,000 in Escondido to \$575,000 in Encinitas. Median home sale prices in Escondido dropped 15 percent between 2009 and 2010, the biggest price drop among its neighboring communities. Average monthly rents in Escondido ranged from \$925 for a one-bedroom apartment to \$1,312 for a three-bedroom apartment. Apartment rents in Escondido tend to be slightly lower than those in other areas of the San Diego region.

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of "over payers": households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. The 2010 Census has no data on household income or housing costs.

In 2000, 43 percent of households in the San Diego region were paying over 30 percent of their income towards housing costs. In Escondido, nearly 37 percent of all households were overpaying with renters more likely to overpay than owners. In 2000, Escondido had 45 percent of renters overpaying, compared to 29 percent of owners. Approximately 63 percent of lower income households were overpaying versus 15 percent of moderate and above-moderate households. According to the ACS, between 2005 and 2009, 45 percent of owner-occupied households in Escondido spent more than 30 percent of their household income on housing.

4.13.1.3 Residents with Special Needs

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, among other factors. Consequently, certain residents in Escondido may experience higher incidences of housing cost burden, overcrowding, or other housing problems. Special needs groups include the elderly, people with disabilities, homeless people, single parents, large households, military personnel, farm workers, and students. Many of these groups overlap, for example many farm workers are homeless, and many elderly people have a disability of some type. The following sections provide a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

Seniors

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, people aged 65 years and older often have four main concerns:

- **Housing:** Many seniors live alone and may have difficulty maintaining their homes.
- **Income:** People aged 65 and over are usually retired and living on a limited income.
- **Healthcare:** Seniors are more likely to have high healthcare costs.
- **Transportation:** Many of the elderly rely on public transportation; especially those with disabilities.

The limited income of many elderly persons often makes it difficult for them to find affordable housing. In the San Diego region, the elderly spend a higher percentage of their income for food, housing, medical care, and personal care than non-elderly families. Many elderly households need smaller "efficiency" units to make independent living possible and many single elderly persons need some form of housing assistance.

In 2010, 15,084 persons were age 65 and over in Escondido. This accounted for about 11 percent of residents, similar to 11 percent in the region as a whole. Among the City's senior population, 9,253 seniors were heads of households, representing about 20 percent of the City's overall households. Specifically, 4,235 senior-headed households were seniors living alone.

Persons with Disabilities

In Escondido and elsewhere, persons with disabilities have a wide range of different housing needs, which vary depending on the type and severity of the disability as well as personal preference and lifestyle. Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Barrier-free design housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the types of considerations and accommodations that are important in serving this group. Also, some residents suffer from disabilities that require living in a supportive or institutional setting.

The U.S. Census defines six types of disabilities: sensory, physical, mental, self-care, go-outside-home, and employment. The Census defines sensory and physical disabilities as long-lasting conditions. Mental, self-care, go-outside-home, and employment disabilities are defined as conditions lasting six months or more that makes it difficult to perform certain activities. The 2010 Census does not contain information on persons with disabilities. However, in 2000, approximately 20 percent of Escondido residents over five years of age had a disability. Fifteen percent of persons with disabilities in Escondido were living below the poverty level. Thirty percent of people with disabilities between the ages of 16 and 64 years in the City were not employed.

Large Households

Large households are defined as those consisting of five or more members. These households comprise a special needs group because of the often limited supply of adequately sized and affordable housing units for large households in a community. To save for other basic necessities such as food, clothing and medical care, it is common for lower income large households to reside in smaller units, which frequently results in overcrowding and can accelerate the deterioration of housing.

In 2010, the number of large households was 9,410, almost 21 percent of all households in the City. Twenty-one percent of households in Escondido consisted of five or more persons, compared to 14 percent region wide. Renter-households represented the majority (58 percent) of all large households.

Single-Parent Households

Single-parent families, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, healthcare, and other supportive services. Female-headed families with children are considered a vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes. In 2010, Escondido had 5,007 single-parent households (11 percent of all households). Of these, the majority (67 percent) were female-headed households. In comparison, less than nine percent of all San Diego region households were single-parent households, but 72 percent of these households were female-headed households.

Residents Living Below Poverty Level

Families, particularly female-headed families, are disproportionately affected by poverty. The 2010 Census does not contain information on economic characteristics. However, in 2000, 13 percent of the City's total residents (17,759 persons) were living in poverty. Approximately 34 percent of female-headed households with children had incomes below the poverty level. The ACS reported that between

2005 and 2009, 14 percent of the City's population and 29 percent of female-headed families were living below the poverty level.

Homeless

Throughout the country and the San Diego region, homelessness has become an increasingly important issue. Factors contributing to the rise in homelessness include a lack of housing affordable to low and moderate income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

The Regional Task Force on the Homeless (RTFH) is San Diego County's leading resource for information on issues of homelessness. According to RTFH, the San Diego region's homeless population can be divided into two general groups: 1) urban homeless, and 2) rural homeless, including farm workers and day laborers who primarily occupy the hillsides, canyons and fields of the northern regions of the County.

Census information on homeless populations is often unreliable, due to the difficulty of efficiently counting a population without permanent residences. RTFH compiles data from a physical point-in-time count of sheltered (emergency and transitional) and street homeless persons. The 2011 point-in-time count showed that the City had a total of 467 homeless.

Military Personnel

The military population's influence on the demand for housing takes two forms: 1) the existing service households trying to find housing; and 2) the former (either retirement or non-retirement separations) service households trying to find housing. The San Diego region is home to a disproportionate share of the state's and the nation's military personnel. According to the 2005-2009 ACS, 52 percent of California's 139,269 uniformed military personnel were stationed in the San Diego region, and six percent of the nation's 1.1 million armed forces members were located in San Diego. Existing military family housing is scattered across the San Diego region, and some communities, such as Escondido, have substantial portions of their housing stock occupied by military families.

Student Housing Need

Student housing is considered a factor that affects housing availability. Although students may produce only temporary housing needs, the impact upon housing demand and post-study residence is critical in the immediate university areas. For example, the location of California State University San Marcos in the neighboring City of San Marcos has had some impact on local housing, due to its location a few miles west of Escondido. Typically, students are a low income group and are impacted by a lack of affordable housing, especially within easy commuting distance from campus. They often seek shared housing situations to decrease expense. The lack of affordable housing also influences choices students make after graduation which can have a detrimental effect on the region's economy. The recent graduates provide a specialized pool of skilled labor that is vital to the region; however, the lack of affordable housing often leads to their departure from the region.

Farm Workers

Farm workers are defined as those households whose wage earners make their living through seasonal agricultural work and who move with the seasons to different farming areas or communities. Permanent residents, who work in agriculture doing similar work, but who live in Escondido the entire year, are included in the City's estimates of households needing assistance due to affordability. However, undocumented immigrant and migrant workers form a substantial part of the farm worker population. The ability to gather information about this segment of the farm worker population is limited because they are so mobile and reluctant to participate in any survey.

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe and sanitary housing. The RTFH estimates that there are at least 2,300 farm workers and migrant day laborers who currently experience homelessness in the San Diego region. The City recognizes the needs of farm workers and allows housing to be partially provided through provisions in the Zoning Ordinance. The City is one of a few which allows, as a permitted use in agricultural and estate residential zones, living quarters for persons employed on the premises in conjunction with authorized agricultural uses.

4.13.1.4 Employment

Over the past several decades, the San Diego region has been adding proportionally more jobs at the low end of the pay scale than jobs at the high end of the pay scale. This "unbalanced" job growth trend has affected the standard of living in the region. Employment growth has been unbalanced since about 1985. The earnings gap between low and high-paying jobs has widened because of unbalanced job growth and the region's capacity for low-paying jobs has increased through public investment. Public funds and facilities have been used to invest heavily in low value-added industries, such as tourism, entertainment, uniformed military, and retail trade, without compensating investments for high value-added industries.

According to the California Employment Development Department (EDD) for the San Diego Metropolitan Statistical Area, food preparation and serving, personal care and service, building and maintenance, farming, fishing and forestry occupations offer the lowest wages. According to the 2010 Census and ACS, approximately 15 percent of Escondido residents work in the educational, health and social services occupations. Education and social services usually generate employment at the moderate income levels. Other major employment sectors for the City include sales and manufacturing (production), both of which provide jobs at lower pay scales. As of June 2011, the unemployment rate in Escondido was reported by the State EDD at 10.8 percent, which was above the regional average of 10.4 percent but below the statewide average of 12.4 percent.

4.13.2 Regulatory Framework

4.13.2.1 Federal

Executive Order 11063

Executive Order 11063 prohibits discrimination in the sale, leasing, rental, or other disposition of properties and facilities owned or operated by the federal government or provided with federal funds.

Executive Order 12892

Executive Order 12892, as amended, requires federal agencies to affirmatively further fair housing in their programs and activities, and provides that the Secretary of HUD will be responsible for coordinating the effort. The Executive Order also establishes the President's Fair Housing Council, which is chaired by the Secretary of HUD.

Executive Order 13217

Executive Order 13217 requires federal agencies to evaluate their policies and programs to determine if any can be revised or modified to improve the availability of community-based living arrangements for persons with disabilities.

Federal Fair Housing Laws

Several federal laws are in place that prohibits discrimination as it relates to housing. These laws are summarized below, based on information from the Leadership Conference on Civil Rights Education Fund (LCCREF 2008).

Title VIII of the Civil Rights Act of 1968

Title VIII of the Civil Rights Act, the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents of legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability).

Section 504 of the Rehabilitation Act of 1973

Section 504 of the Rehabilitation Act prohibits discrimination based on disability in any program receiving federal financial assistance.

Section 109 of Title I of the Housing and Community Development Act of 1974

Section 109 of Title I of the Housing and Community Development Act prohibits discrimination on the basis of race, color, national origin, sex or religion in programs and activities receiving financial assistance from the HUD Community Development and Block Grant Program.

Title II of the Americans with Disabilities Act of 1990

Title II of the Americans with Disabilities Act prohibits discrimination based on disability in programs, services, and activities provided or made available by public entities. HUD enforces Title II when it relates to state and local public housing, housing assistance and housing referrals.

Architectural Barriers Act of 1968

The Architectural Barriers Act requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 be accessible to and useable by handicapped persons.

4.13.2.2 State

Article 34

Article 34 of the California Constitution requires a majority vote of the electorate to approve the development, construction, or acquisition by a public body of any “low rent project” within that jurisdiction. In other words, for any project to be built and/or operated by a public agency where at least 50 percent of the occupants are low income and rents are restricted to affordable levels, the jurisdiction must seek voter approval (Article 34 authority).

California Planning and Zoning Law

The legal framework in which California cities and counties exercise local planning and land use functions is provided in the California Planning and Zoning Law (Government Code Sections 65000 through 66499.58 of the Government Code). Under state planning law, each city and county must adopt a comprehensive, long-term general plan. State law gives cities and counties wide latitude in how a jurisdiction may create a general plan, but there are fundamental requirements that must be met. These requirements include the inclusion of seven mandatory elements described in the Government Code. Each of the elements must contain text and descriptions setting forth objectives, principles, standards, policies, and plan proposals; diagrams and maps that incorporate data and analysis; and mitigation measures.

State Housing Element Law

Pursuant to Section 65580 of the Government Code, a Housing Element of a General Plan must contain local commitments to:

- Provide sites with appropriate zoning and development standards and with services and facilities to accommodate the jurisdiction’s Regional Housing Needs Assessment (RHNA) for each income level. The RHNA is the only population and/or housing requirement that applies to the General Plan Update.
- Assist in the development of adequate housing to meet the needs of lower and moderate income households.
- Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.

- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Preserve assisted housing developments for lower income households.

State Housing Element law mandates specific topics and issues that must be addressed in the Housing Element and requires that adequate opportunity for participation be solicited from all economic segments of the community towards preparation of the Housing Element. Specifically, the jurisdiction must reach out to lower and moderate income persons and persons with special needs. Preparation of the Housing Element must also be coordinated with other local jurisdictions within the regional housing market area. The Housing Element is required to be updated every five years. However, the fifth housing element cycle has been affected due to Senate Bill (SB) 375 and SB 575 in several ways, including: timing of the RHNA process; required coordination/consistency with SANDAG's 2050 Regional Transportation Plan and SANDAG's Sustainable Communities Strategy per SB 375; and the length of the housing element cycle. The fifth cycle of the City of Escondido's Housing Element, prepared as part of the General Plan Update, covers an eight-year time period from January 1, 2013 to December 31, 2020.

4.13.2.3 Regional/Local

Regional Comprehensive Plan

The Regional Comprehensive Plan (RCP), prepared by SANDAG, serves as the strategic planning framework for the San Diego region. It creates a regional vision and provides a broad context in which local and regional decisions can be made that foster a healthy environment, a vibrant economy, and a high quality of life for all residents. The RCP balances regional population, housing, and employment growth with habitat preservation, agriculture, open space, and infrastructure needs. The RCP considers the general plans of all the jurisdictions in the region, examines regional growth patterns and provides a blueprint for growth in San Diego, including where and how growth would occur.

2050 Regional Transportation Plan

SANDAG adopted the 2050 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) on October 28, 2011. The 2050 RTP maps out a system designed to maximize transit enhancements, integrate biking and walking elements, and promote programs to reduce demand and increase efficiency. The RTP also identifies the plan for investing in local, state and federal transportation facilities in the region over the next 40 years. The SCS integrates land use and housing planning within the transportation plan. The SCS also addresses how the transportation system will be developed in such a way that the region is able to reduce per-capita GHG emissions to state-mandated levels.

4.13.3 Analysis of Project Impacts and Determination of Significance

4.13.3.1 Issue 1: Population Growth

Guidelines for Determination of Significance

Based on Appendix G of the CEQA Guidelines and existing City policies and regulations, the proposed project would result in a significant impact if it would induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure such as water and sewer).

Impact Analysis

The General Plan Update is the long range, comprehensive land use plan that establishes guidance for land use, development regulations, development incentives, design guidelines and other related actions within the proposed project area. The Downtown Specific Plan Update provides a comprehensive plan for land use, development regulations, development incentives, design guidelines and other related actions aimed at implementing the strategic goals for the downtown Escondido area, as set forth in the proposed General Plan Update goals and policies. Growth under the proposed Downtown Specific Plan Update would be consistent with the growth identified for the General Plan Update; therefore, the following analysis pertains to both the General Plan Update and the Downtown Specific Plan Update. The proposed E-CAP is discussed below separately.

Proposed General Plan Update and Downtown Specific Plan Update

The proposed General Plan Update identifies areas for development of residential, commercial and industrial land uses, as well as roads and other infrastructure, to accommodate forecasted population growth in the proposed project area. As such, the proposed General Plan Update would directly (by proposing new homes and businesses) and indirectly (through extension of roads or other infrastructure) induce substantial population growth. Under the proposed General Plan Update, a total of 39,825 single family residential units, 24,883 multi-family residential units, 18,036,00 sf of commercial/retail uses, 9,628,000 sf of office uses, and 15,467,000 sf of industrial/other uses would occur by the year 2035. For the purpose of this analysis, existing conditions data for housing units within the proposed project area is derived from Table 3-4, General Plan Update Buildout Conditions, in Chapter 3, Project Description, rather than SANDAG projections. This is because SANDAG numbers relate only to the incorporated area of the City and do not include the City's SOI and other areas under the jurisdiction of the County of San Diego, which make up the General Plan Update planning area.

As shown in Table 3-4, General Plan Update Buildout Conditions, under existing conditions the proposed project area contains a total of 37,557 single family residential units, 16,447 multi-family residential units, 13,001,000 sf commercial/retail uses, 4,091,000 sf office uses and 12,389,000 sf industrial/other uses by the year 2035. When compared to existing conditions, implementation of the General Plan Update would result in an increase of 2,268 single family residential units, 8,406 multi-family residential units, 5,035,000 sf commercial/retail uses, 5,537,000 sf office uses, and 3,078,000 sf industrial/other uses by the year 2035.

Under 2035 build-out conditions, the proposed General Plan Update would have the potential to directly influence population in the proposed project area by accommodating an increase of 9,924 single family and multi-family dwelling units within the proposed project area, above existing conditions (54,034 dwelling units) within the project planning area. By year 2035, implementation of the General Plan Update would accommodate a total of 63,958 dwelling units within the proposed project area. SANDAG's 2035 housing projection for the area's within the City's corporate boundary (excluding unincorporated areas) is a total of 53,235 dwelling units. This indicates that approximately 10,723 dwelling units would be located in areas outside of the City's corporate boundary, but within the SOI and unincorporated areas of the General Plan Update planning area. According to SANDAG, the San Diego region is projected to have 1,413,676 dwelling units in the year 2035, of which approximately five percent would be attributable to the General Plan Update.

Under existing conditions, population within the proposed project area (including the City's corporate boundary, SOI and unincorporated areas) is approximately 160,000 - 165,000 persons. Implementation of the proposed General Plan Update is anticipated to result in a population between 205,000 to 210,000 persons under buildout conditions in the year 2035, due to proposed land use designations, environmental policies, and growth management policies including population in the surrounding unincorporated area. Compared to existing conditions, implementation of the General Plan Update would result in an additional 40,000 to 50,000 persons within the proposed project area by the year 2035. SANDAG projections identify a total population of 168,779 in the City of Escondido by 2035, excluding population in the surrounding unincorporated area. This indicates that approximately 36,221 to 41,221 persons would live in areas outside the City's corporate boundary but within the SOI and unincorporated areas of the General Plan Update planning area. According to SANDAG, the San Diego region is projected to have 4,016,844 persons in the year 2035, of which five percent would be attributable to the General Plan Update.

Population and housing growth within the proposed project area would not be considered substantial unless the General Plan Update induced growth beyond regional projections. Although the housing and population projections for the proposed project area under the General Plan Update conditions show discrepancies from SANDAG projections for the City, the proposed project is considered consistent with the forecasted growth for the proposed project area for the following reasons. Population and housing projection discrepancies between SANDAG and the proposed General Plan Update occur due to the following:

- 1) SANDAG population and housing unit projections are limited to the existing Escondido City limits and assuming no annexations. Escondido's existing City limits constitute less than one-half of the land area within the General Plan Update planning area boundary. Most of the acreage in the proposed project area lies outside the City's boundaries, within the SOI and other unincorporated areas within County of San Diego. Therefore, although SANDAG projects lower housing and population growth for Escondido, as compared to the City's projections, the SANDAG projections do not account for population and housing growth within the City's SOI or other unincorporated areas.
- 2) SANDAG projections rely on the existing, adopted Escondido General Plan (2000) land use plans and policies and do not account for the 'smart growth' techniques proposed under the General Plan Update. Smart growth techniques would result in higher density residential development in the study areas identified in the General Plan Update planning area.

Implementation of the General Plan Update would result in an increase in population and housing units in the proposed project area compared to existing conditions; however, for the reasons identified above, this growth is considered consistent with forecasted growth for the proposed project area. Therefore, implementation of the General Plan Update is not expected to induce substantial population growth.

Escondido Climate Action Plan

Implementation of the reduction measures identified in the E-CAP would not result in any new development, changes in population, or the construction of facilities that would propose land use changes beyond those allowed under the proposed General Plan Update and Specific Plan Update. Infrastructure improvements proposed by reduction measures R1-E4, Electricity Energy Efficiency; R1-E5, Natural Gas Energy Efficiency; R2-E1, New Residential Energy Efficiency Requirements; and R2-E2, New Commercial Energy Efficiency Requirements, propose energy reduction measures to be implemented as part of the construction of new residential, commercial or industrial development. However, the reduction measures do not directly propose new residential, commercial or industrial land uses. Therefore, implementation of the E-CAP measures would not induce substantial population growth in an area, either directly or indirectly. No impact would occur.

Federal, State, and Local Regulations and Existing Regulatory Processes

The City's General Plans and specific plans would be the applicable regulations pertaining to population growth in Escondido. The City reviews development projects for conformance with such plans prior to approvals. Additionally, the RTP serves as the regional planning document for the mobility network in the San Diego region while the RCP serves as the strategic land use planning framework for the San Diego region. For regulations pertaining to the potential environmental impacts of growth and development in the proposed project area, please refer to other sections of Chapter 4 of this EIR.

Proposed General Plan Update Policies

Escondido's proposed General Plan Land Use and Community Form Element arranges major land uses to preserve and enhance the integrity and amenities of established residential neighborhoods, provide opportunities for future growth that meet the community's vision, and strengthen the economic viability of employment areas and commercial activity centers. The Land Use and Community Form Element has three core themes: 1) opportunities to live, work and play; 2) protect, preserve and revitalize neighborhoods; and 3) conserve and sustain resources. This Element incorporates these themes as a central focus in the General Plan Update and has identified strategies for addressing these themes to implement the community's vision.

Strategies for addressing the three core themes include: 1) smart growth principles; 2) mixed use transit-oriented development; 3) new employment and activity areas; and 4) educational promotion. These strategies are in concert with updated planning principles that refocus attention on existing infrastructure investments rather than extending new and costly facilities into undeveloped territories. Study areas have been identified in the General Plan Update that indicate areas where these strategies will be focused to achieve the community's long term goals. These strategies work together to provide more opportunities for City residents, conserve resources, provide greater housing choices, offer options for alternative transportation and reduce environmental impacts, thereby creating a greater sense of community resulting in an enhanced quality of life.

All of the goals and policies in the General Plan Update guide future development; however, a few goals include specific policies that reiterate the land use framework's ability to avoid development and infrastructure that would induce unplanned population growth. The Land Use and Community Form Element contains Land Use Zoning Policies 2.1 through 2.5 which require revisions to the existing City ordinances and zoning overlays; establishment of new zoning categories to reflect the General Plan Update policies; and consideration of locational and operational characteristics, including constraints of existing and proposed land uses. Residential Development Policies 3.1 and 3.3 identify the formula for the amount of residential units allowable per site and population density per site. Residential Development Policies 3.4 and 3.5 establish allowable densities for residential development. Residential Clustering Policy 5.1 establishes minimum lot sizes for residential clustering in Rural, Estate, Suburban and Urban I land use classifications. Mixed Use Overlay Policy 7.2 requires the establishment of guidelines and standards that include minimum density and intensity requirements.

Within the Housing Element, Housing Policies 1.1, 1.2 and 1.3 require the City to expand the its housing stock; pursue a balance of jobs to housing; and channel residential growth to areas with existing services and infrastructure. Housing Policies 1.4, 1.5 and 1.6 require compact, efficient urban forms; creative residential developments; and the incorporation of smart growth principals in new development. Housing Policies 2.1, 2.2, 2.4 and 2.5, require the provision of housing for all income groups; promotion of home ownership; conversion of mobile home parks to ownership or alternative uses; and elimination of discrimination in obtaining housing. Housing Policies 3.1, 3.2 and 3.3 require maintenance and enhancement of the existing housing stock; removal of substandard housing; and the promotion of property maintenance.

Proposed Downtown Specific Plan Update Policies

The proposed Downtown Specific Plan Update does not include any policies related to population growth.

Proposed Escondido Climate Action Plan Reduction Measures

The proposed E-CAP does not include any reduction measures related to population growth.

Summary

The development and infrastructure proposed under the General Plan Update would directly and indirectly induce population growth; however, this growth is consistent with forecasted growth for the proposed project area. The General Plan Update is a comprehensive plan to guide future growth and includes a framework for land use and development, as well as goals and policies to prevent unanticipated or inappropriate population growth in the proposed project area. Growth identified in the Downtown Specific Plan Update would be consistent with the proposed General Plan Update. Additionally, the E-CAP would not result in any new development, changes in population, or the construction of facilities that would propose land use changes beyond those identified in the General Plan Update and Downtown Specific Plan Update. Therefore, the proposed project would not result in the direct or indirect inducement of unplanned population growth and a significant impact would not occur.

4.13.3.2 Issue 2: Displacement of Housing

Guidelines for Determination of Significance

Based on Appendix G of the CEQA Guidelines and existing City policies and regulations, the proposed project would result in a significant impact if it would displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; displace substantial numbers of people, necessitating the construction of replacement housing elsewhere; or result in a reduction of the City's regional share of housing requirements identified in the RHNA.

Impact Analysis

The General Plan Update is the long range, comprehensive land use plan that establishes guidance for land use, development regulations, development incentives, design guidelines and other related actions within the proposed project area. The Downtown Specific Plan Update provides a comprehensive plan for land use, development regulations, development incentives, design guidelines and other related actions aimed at implementing the strategic goals for the downtown Escondido area, as set forth in the proposed General Plan Update goals and policies. Growth under the proposed Downtown Specific Plan Update would be consistent with the growth identified for the General Plan Update; therefore, the following analysis pertains to both the General Plan Update and the Downtown Specific Plan Update. The proposed E-CAP is discussed separately below.

General Plan Update and Downtown Specific Plan Update

New land use development or infrastructure accommodated by the proposed General Plan Update would have the potential to displace existing housing and may result in the need to construct replacement housing elsewhere. Under the proposed General Plan Update, any displacement of residential housing within one of the 15 study areas, or anywhere else within the proposed project area, would constitute a significant impact. The displacement of an existing home would occur if an area currently designated for residential uses and developed with one or more residences would be redesignated to a non-residential land use under the proposed General Plan Update, such as commercial or industrial.

A total of 142 existing residential dwelling units currently located in areas designated for residential land use under the existing General Plan would be redesignated with a non-residential land use under the proposed General Plan Update. Specifically, implementation of the General Plan Update would displace up to 64 existing single family residential units within the Imperial Oakes SPA by designating the SPA for commercial or office land uses. Implementation of the General Plan Update would displace up to 39 existing single family residential units within the ERTC North SPA and up to 20 existing single family residential units within the ERTC South SPA by designating the SPAs for industrial office and specific plan land uses, respectively. Implementation of the General Plan Update would displace up to 19 existing single family residential units within the I-15/Felicita Road Corporate Office Target Area by designating office land uses for this target area. No other homes within the proposed project area would be displaced by implementation of the proposed General Plan Update. The displacement of residential dwelling units would also result in the displacement of people, necessitating the construction of replacement housing elsewhere.

Compared to existing conditions (see Table 3-4, General Plan Update Buildout Conditions, in Chapter 3, Project Description), implementation of the General Plan Update would accommodate an additional 9,924 dwelling units by year 2035 within the proposed project area. Although this increase in new residences would potentially offset the displacement of 142 residences resulting from implementation of the General Plan Update, the displacement of 142 residences is still considered a significant impact because any residential housing displacement within the proposed planning area would be considered to be a significant impact. Therefore, implementation of the General Plan Update would displace homes and people, potentially necessitating the construction of replacement housing elsewhere. This would result in a significant impact.

The displacement of existing homes and businesses would also have the potential to occur from the construction of roadway and pedestrian improvements needed to accommodate the growth identified in the General Plan Update. Implementation of the proposed General Plan Circulation, Mobility and Infrastructure Element would require roadway and pedestrian improvements, including potential roadway widening, during the planning horizon of the General Plan Update. Existing development that exists within the ultimate right-of-way (ROW) required for constructing these roadway improvements may be impacted and/or removed as part of the proposed project. Existing land uses within the ROW required for constructing the proposed circulation system improvements include up to 300 existing homes and businesses, some of which may be displaced by implementation of the proposed project. Roadways that may experience displaced homes or businesses from implementation of the General Plan Update circulation system improvements include, but are not limited to, segments of: Bear Valley Parkway; Via Rancho Parkway; Felicita Road, 17th Avenue; Citrus Avenue; Citracado Parkway; Ninth Avenue; Fifth Avenue; Second Avenue; Chestnut Street; Oak Hill Drive; East and West Valley Parkway; Hale Avenue; Mission Avenue; Lincoln Avenue; Ash Street; Iris Lane; North Avenue and Idaho Avenue.

Although the increase in new residences (approximately 9,924 dwelling units) and employment lands from implementation of the proposed project would more than offset the displacement of up to 300 existing residences and businesses, the impact is still considered to be significant because the City considers any residential housing displacement within the proposed planning area to be a significant impact. Therefore, implementation of proposed circulation system and infrastructure improvements associated with the General Plan Update would have the potential to displace a substantial number of homes, necessitating the construction of replacement housing elsewhere.

Other environmental impacts occurring from the expansion of the proposed project's circulation system, including construction or operation of future transportation facilities, would be reduced and/or mitigated by the policies and measures provided in the other sections of Chapter 4, Environmental Analysis, of this EIR. Examples of potential environmental impacts from the construction of the proposed circulation system include generation of air pollutants during construction; removal of biological resources; disturbances to historical, archeological and paleontological resources; generation of excessive noise levels; increased traffic; and increased demand for water/wastewater services. A complete discussion of these potential physical impacts are included in the following EIR sections: 4.3 Air Quality, 4.4 Biological Resources, 4.5 Cultural Resources, 4.12 Noise, 4.16 Transportation and Traffic and 4.17 Utilities and Service Systems. To the extent feasible, potential physical effects on the environment from the construction or expansion of the proposed project's circulation system would be reduced to a less than significant level with implementation of the mitigation measures identified in this EIR.

The City of Escondido's RHNA allocation, as established by SANDAG, is a total of 4,175 new units for the January 1, 2010 to December 31, 2020 period. Consistent with state law, the General Plan Update's land use plan provides adequate capacity to exceed its RHNA allocation by accommodating an additional 9,924 dwelling units by 2035; or an additional 4,367 dwelling units by December 31, 2020.

Escondido Climate Action Plan

Implementation of the reduction measures identified in the E-CAP would not result in any new development or the construction of facilities that would propose land use changes beyond those identified in the General Plan Update and Downtown Specific Plan Update. The reduction measures proposed in the E-CAP would be implemented as part of new construction but do not directly propose new residential, commercial or industrial land uses that could displace existing people or housing. Therefore, implementation of the E-CAP would not displace people or housing. No impact would occur.

Federal, State, and Local Regulations and Existing Regulatory Processes

The State Housing Element Law requires that the Housing Element of a General Plan contain local commitments to provide sites with appropriate zoning and development standards and with services and facilities to accommodate the jurisdiction's RHNA for each income level. The RHNA is the only population and/or housing requirement that applies to the proposed General Plan Update. As stated above, the City's land use plan provides adequate capacity to exceed its RHNA allocation of 4,175 residential units.

Proposed General Plan Update Policies

Section I, General Plan Opportunity Areas, within the Land Use and Community Form Element of the proposed General Plan Update relates specifically to the preservation of existing housing within areas proposed for non-residential land uses. As stated in this section, the specific plan documents for ERTC North and South SPAs are required to include programs addressing legal non-conforming residential uses that ensure their eventual integration into future planned business park operations while allowing their continued operation prior to transitioning to non-residential uses. Also stated in this section, the Imperial Oakes SPA would be required to focus increased building heights and intensities along I-15 and in areas more distanced from residential development to ensure compatibility. Within the Imperial Oakes SPA, specific attention would be given to achieving compatibility with existing semi-rural residential areas along the edges of the SPA near Iris Lane by incorporating lower intensity land uses, building materials, heights, orientation, colors, screening, lighting and signage. The Imperial Oakes SPA would also be required to include programs addressing legal non-conforming residential uses that ensure their eventual integration into future planned business park operations while allowing their continued operation. As stated in the Land Use and Community Form Element, criteria and standards for proposed grading, circulation, and utility extensions should avoid adverse impacts to existing residential properties and allow integration of adjacent SPA properties.

Proposed Downtown Specific Plan Update Policies

The proposed Downtown Specific Plan Update does not include any policies related to the displacement of housing or people.

Proposed Escondido Climate Action Plan Reduction Measures

The proposed E-CAP does not include any reduction measures related to the displacement of housing or people.

Summary

The proposed General Plan Update land use designations would result in the displacement of up to 142 existing residential dwelling units. Additionally, up to 300 homes and businesses have the potential to be displaced from the expansion or construction of the proposed project's circulation system. Therefore, the proposed project would result in the displacement of substantial numbers of existing housing and people, necessitating the construction of replacement housing elsewhere. Impacts would be significant.

4.13.4 Cumulative Impacts

The geographic scope of cumulative impact analysis for population and housing includes incorporated cities and unincorporated areas surrounding the proposed project area.

Issue 1: Population Growth

Cumulative projects would have the potential to result in a significant cumulative impact if they would, in combination, directly or indirectly induce substantial population growth. The planning documents, such as general plans prepared by the adjacent jurisdictions, would be subject to regional plans such as the RCP and RTP, similar to the General Plan Update. The general plans of adjacent jurisdictions have been prepared to be consistent with the population forecast of the regional planning documents. Thus, these projects would accommodate anticipated future growth, not induce new growth, similar to the proposed project. Therefore, because cumulative projects would be required to comply with applicable land use plans governing regional growth, a significant cumulative impact would not occur. As discussed above, the proposed General Plan Update would be adequate to accommodate planned growth through 2035. Therefore, the proposed project, in combination with other cumulative projects, would not contribute to a significant cumulative impact.

Issue 2: Displacement of People and Housing

Cumulative projects would have the potential to result in a cumulative impact if they would, in combination, displace a substantial amount of housing or people that would necessitate replacement housing elsewhere. The general plans and other planning documents prepared by the adjacent cities and the unincorporated County would be required to supply their share of the RHNA, similar to the General Plan Update. The planning documents prepared by adjacent jurisdictions would be required to include a land use plan to provide adequate housing within the jurisdiction and displaced housing would be replaced primarily within the jurisdiction. The replacement of housing outside the jurisdiction that it was displaced in would be a rare occurrence and would not result in a cumulative impact. Therefore, because cumulative projects would comply with all applicable land use plans to provide adequate housing within a jurisdiction, a significant cumulative impact would not occur. As discussed above, the proposed project would result in a significant direct impact related to the displacement of people and housing. However, since no regional cumulative impact associated with displacement of people and housing would occur, the proposed project's contribution to a cumulative impact associated with the displacement of people and housing would be less than significant.

4.13.5 Significance of Impact Prior to Mitigation

The proposed project would not result in a potentially significant direct or cumulative impact associated with population growth. However, the proposed project would result in a direct significant impact related to the displacement of housing and people.

4.13.6 Mitigation

Issue 1: Population Growth

The proposed project would not result in a potentially significant direct or cumulative impact associated with population growth. No mitigation is necessary.

Issue 2: Displacement of People and Housing

The General Plan Update policies identified above under Section 4.13.3.2 would minimize the proposed project's potentially significant impacts associated with the displacement of housing and people. Compared to existing conditions, implementation of the General Plan Update would accommodate an additional 9,924 dwelling units by year 2035. Although this increase in new residences would more than offset the displacement of up to 142 residences resulting from implementation of the General Plan Update land use plan and up to 300 businesses and residences from implementation of the General Plan Update circulation system, the displacement of these residences is still considered to be a significant impact because the City considers any residential housing displacement within the proposed planning area to be a significant impact. The following mitigation measures have been identified that would fully reduce impacts associated with the displacement of people and housing to below a level of significance. However, some of these measures have been determined by the City to be infeasible, as discussed below:

Infeasible Mitigation Measures

- The City shall retain the residential land use designation for each of the 142 residential parcels within the proposed project area that would receive a non-residential land use designation under implementation of the General Plan Update. Additionally, the City shall preclude the expansion or construction of roadways or pedestrian facilities identified for improvements in the proposed General Plan ~~Circulation~~ Mobility and Infrastructure Element in all areas that would result in the displacement of residences or businesses. This would effectively result in no displacement of residential homes or people within the General Plan Update area. However, this measure would impede the City's ability to implement the General Plan Update and Downtown Specific Plan Update because it would prohibit future commercial, office and industrial and transportation-related development in areas identified for mixed use, smart growth and employment lands in the proposed project area. Additionally, retaining the residential land use designation for these parcels would result in a land use compatibility conflict by allowing future residential development to occur immediately adjacent to new industrial, office or commercial development. This mitigation measure would also conflict with the project's objective to create an economically viable urban downtown and urban core with exciting activities and unique land uses that attract local residents and tourists, such as retail,

office, high density residential, entertainment and cultural uses. For the reasons listed above, this mitigation measure is considered infeasible and would not be implemented.

Feasible Mitigation Measures

Pop-1 The City of Escondido shall coordinate with property owners that would experience displacement under the proposed General Plan Update to communicate the implications of the proposed project on their property and to address public concerns and comments.

Even with implementation of mitigation measure Pop-1, impacts related to the displacement of homes and people would be considered significant and unavoidable. Chapter 6, Alternatives, provides a discussion of several land use alternatives to the proposed project that would result in reduced impacts associated with the displacement of people and housing as compared to the proposed project. However, impacts would still remain significant and unavoidable.

4.13.7 Conclusion

The discussion below provides a synopsis of the conclusion reached in each of the above impact analyses.

Issue 1: Population Growth

Implementation of the proposed General Plan Update would not directly or indirectly induce unplanned population growth. Therefore, the proposed project would not result in a potentially significant direct impact. Additionally, the proposed project would not contribute to a significant cumulative impact associated with population growth.

Issue 2: Displacement of People and Housing

Implementation of the proposed General Plan Update land uses would displace up to 142 existing residential dwelling units while implementation of the General Plan Update's proposed Circulation, Mobility and Infrastructure Element would have the potential to displace up to 300 businesses and residences, which would result in the associated displacement of people. Therefore, the proposed project would result in a significant direct impact. No significant regional cumulative impact associated with the displacement of people and housing would occur; therefore, the proposed project, in combination with cumulative projects, would not result in a significant cumulative impact. Although, compliance with existing regulations, implementation of the proposed General Plan Update policies and mitigation measure Pop-1 would reduce impacts associated with the displacement of housing and people, impacts would not be reduced to a level below significant. The project's direct impact would remain significant and unavoidable.

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