

## 4.11 POPULATION AND HOUSING

This section describes the existing setting of the project site, identifies associated regulatory requirements, evaluates potential population and housing impacts, and identifies mitigation measures related to implementation of the proposed Villa Storia Planned Development (PD) Plan (proposed project) on population and housing.

### 4.11.1 Relevant Plans, Policies, and Ordinances

#### Regional

##### *San Diego Association of Governments*

The San Diego Association of Governments (SANDAG) is a public agency that builds strategic plans guiding the region in land use, growth, economics, and the environment. The SANDAG Regional Comprehensive Plan (RCP) provides a growth management strategy for the region. In accordance with smart growth principles, the overall goal of the RCP is to strengthen the integration of local and regional land use, transportation, and natural resource planning. As stated in the RCP’s Regional Housing Element, new housing should be located within already urbanized communities close to jobs and transit in order “to help conserve open space and rural areas, reinvigorate existing neighborhoods, and lessen long commutes” (SANDAG 2004). In addition to stating the need for applying smart growth strategies in the location and development of new housing, the RCP’s Regional Housing Element includes the goal to provide more housing choices in all price ranges. The RCP states that homes need to be affordable to persons of all income levels and accessible to persons of all ages and abilities.

SANDAG estimates future population, housing, land use, and economic growth throughout San Diego County and its comprising cities, including the City of Oceanside. On February 26, 2010, SANDAG accepted the 2050 Regional Growth Forecast to be used for planning purposes. SANDAG growth projections for the region and for the City of Oceanside are outlined in Table 4.11-1 below. It should be noted that the 2050 Regional Growth Forecast is not intended to be an exact formula utilized to determine growth in the region and comprising jurisdictions; rather it should be utilized as a starting point for regional planning.

**Table 4.11-1  
Forecasted Growth for the San Diego Region and the City of Oceanside**

Jurisdiction	Year					Change 2008-2050	
	2008	2020	2030	2040	2050	Numeric	Percent
<i>Population</i>							
San Diego Regional	3,131,552	3,535,000	3,870,000	4,163,668	4,384,867	1,253,315	40.0%
City of Oceanside	178,102	195,455	209,602	214,455	217,364	39,262	22.0%

**Table 4.11-1**  
**Forecasted Growth for the San Diego Region and the City of Oceanside**

Jurisdiction	Year					Change 2008-2050	
	2008	2020	2030	2040	2050	Numeric	Percent
<i>Housing</i>							
San Diego Regional	1,140,654	1,262,488	1,369,807	1,457,545	1,529,090	388,436	34.1%
City of Oceanside	64,456	69,565	73,425	73,535	73,600	9,144	14.2%
<i>Employment</i>							
San Diego Regional	1,501,080	1,619,615	1,752,630	1,877,668	2,003,038	501,958	33.4%
City of Oceanside	43,997	48,464	54,497	60,285	67,410	23,433	53.2%

Source: SANDAG 2010a; SANDAG 2010b.

As shown in Table 4.11-1, the City of Oceanside is expected to experience a lower growth rate for population and housing when compared to the entire region of San Diego; however, the City is expected to experience a greater growth of employment opportunities.

SANDAG is currently in the process of updating the 2050 Regional Growth Forecast, which will be incorporated into a regional plan that merges the planning efforts of the RCP and the Regional Transportation Plan, to be known as San Diego Forward. This planning effort and associated growth forecasts are scheduled to be adopted in July 2015.

### Regional Housing Needs Assessment

Based on a methodology that weighs a number of factors (i.e., projected population growth, employment, commute patterns, and available sites), SANDAG determined quantifiable needs for housing units in the region according to various income categories. In its final Regional Housing Needs Assessment figures, SANDAG allocated 6,210 housing units to the Oceanside area for the 2010–2020 Housing Element Cycle, including 2,727 housing units for very low- and low-income households (SANDAG 2011).

### **Local**

#### ***City of Oceanside General Plan***

The State of California requires that each city draft and adopt a comprehensive general plan that provides guidance for growth and development within the city. The City of Oceanside recently revised the Housing Element, which previously was intended for use until June 30, 2010, with a 2013–2020 Housing Element adopted in August 2013. The Housing Element is designed to provide development guidance for housing through facilitating the development of a variety of housing types, appropriately removing housing restraints, enhancing existing residential neighborhoods, promoting equal housing opportunities, and encouraging new housing growth patterns within the City of Oceanside until December 21, 2020 (City of Oceanside 2013).

## 4.11.2 Existing Conditions

### Site Location and Surroundings

The proposed project is located in the north-central portion of the City of Oceanside, within the Mission San Luis Rey Historic Area. The project site is currently vacant and is bound by Mission Avenue and State Route 76 (SR-76) to the south, a mobile home community to the north, residential development to the east, and Mission San Luis Rey facilities to the west. Other surrounding facilities include the Alano Club, Old Mission Montessori School, a hockey rink, and Ivey Ranch Park.

The site is generally vacant as it exists today with the exception of paved roadways and a gravel paved parking lot associated with a hockey rink.

### 4.11.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to population and housing are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to population and housing would occur if the project would:

- A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
- B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- C. Displace substantial number of people, necessitating the construction of replacement housing elsewhere.

### 4.11.4 Impacts Analysis

- A. *Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The proposed project would establish medium to high density residential development with a maximum of 420 dwelling units permitted for development within the project site. Based on the population rate coefficient of 2.85 persons per dwelling unit, as established by the California Department of Finance, the proposed project would directly induce population growth to the area and would potentially add and estimated 1,197 people to the area (Department of Finance 2014). The proposed project would not, however, indirectly induce a growth in population as no extension of infrastructure is proposed beyond what is required to adequately serve the proposed

project. The SANDAG population growth forecasts rely, in part, on individual jurisdiction's planning documents, such as the City's General Plan. As such, because the project proposes a General Plan Amendment, the estimated population of 1,197 people would not have been accounted for in SANDAG's projections and therefore would exceed these projections. However, determination of impacts related to population growth hinge upon whether the induced growth would be considered substantial.

The City's 2013-2020 Housing Element states that, while it was previously determined (in the 2005-2010 Housing Element) that rezones to higher density residential land uses would be necessary to meet the City's RHNA requirement, such rezones would no longer be necessary to meet the required 6,210 units (City of Oceanside 2013). Currently, only the portion east of Academy Road is zoned for residential land use. Specifically, this portion's base zone of Residential Single Family District (RS) allows for a maximum of 5.9 dwelling units per acre (du/ac) (City of Oceanside 1992). The 2013-2020 Housing Element identifies this portion of the project site as 14.85 acres in size with 74 dwelling units accounted for in the Vacant Sites Inventory for Above Moderate Income Sites (see Table B-B of the Housing Element) (City of Oceanside 2013). Utilizing the 2.85 population coefficient identified above, the 74 dwelling units would induce an estimated population of 211 people. However, 74 dwelling units does not account for the maximum allowable density of 5.9 du/ac. At a maximum permitted 5.9 du/ac per 1992 Zoning Ordinance for the RS zone, 87 dwelling units could potentially be developed on this portion of the project site, resulting in an estimated population of 248 people. As such, the proposed project would then result in an estimated increase of 949 people beyond the current allowable residential land uses within the project site.

As shown in Table 4.11-1 above, the City's population is projected to grow from 178,102 people in 2008 to 195,455 people by 2020 (an increase of 17,353 people). The population increase resulting from the proposed project relative to existing land use designations of 949 people would account for 0.05% of SANDAG's projected population growth, assuming that the proposed project is built out by 2020.

There is not a hardline number or percentage available to determine whether or not this estimated introduction of 949 people (or 0.05% of projected growth) would be considered a substantial increase in population. However, as discussed above, SANDAG's 2050 Regional Growth Forecast is intended to be used as a starting point for regional planning as opposed to a prescribed growth pattern. Additionally, the 2013-2020 Housing Element does not identify all sites in the housing inventory as approved, in development, or constructed. In other words, the City has the discretion to adjust allocated housing units/sites as necessary to balance proposed plans for residential development, approved/constructed residential development, and sites identified within the housing inventory that are not yet planned for development. Further, Program 9 of the Housing Action Plan within the 2013-2020 Housing Element calls for the

City's Planning Department to continually monitor its housing sites inventory such that the City meets the RHNA (City of Oceanside 2013). The City would then be able to account for the proposed units and estimated population resulting from the proposed project when considering future residential development proposals. Additionally, as discussed in Sections 4.12, Public Services, 4.13, Recreation, and 4.14, Traffic and Circulation, the project would implement various off-site improvements and would be required to pay proportionate development impact fees to account for the new population introduced by the project. Therefore, the population induced through development of the proposed project would not be substantial. Impacts would be less than significant.

***B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?***

No housing currently exists on the proposed project site and none would be displaced by the construction and operation of the proposed project. Therefore, no impact would occur.

***C. Would the project displace substantial number of people, necessitating the construction of replacement housing elsewhere?***

No occupied dwelling units or other similar facilities currently exist on the proposed project site. The construction and operation of the proposed project would not be expected to displace any number of people thereby not requiring the need for construction of replacement housing. Instead, the proposed project would establish new residential development to the area. Therefore, no impact would occur.

#### **4.11.5 Mitigation Measures**

No significant impacts are identified; therefore, no mitigation measures are required.

#### **4.11.6 Level of Significance After Mitigation**

Impacts would be less than significant and no mitigation is required.

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