

3.5 **Population and Housing**

The following section provides an evaluation of the potential population and housing impacts resulting from implementation of the proposed Project. This analysis focuses on how implementation of the proposed Project would impact existing population and housing within the vicinity of the Project site, and whether the proposed Project would induce additional population and housing growth. Section 1.0, Project Description, Location, and Environmental Setting, of this EIR also analyzes the proposed Project's potential to induce growth and concludes that such impacts are considered to be *less than significant*.

In 1993, the Otay Ranch PEIR was certified and provided a program-level analysis related to the Otay Ranch development's growth-inducing effect as it related to "the ways in which the proposed project could foster economic or population growth" in accordance with Section 15126(g) of the CEQA Guidelines. It did not address population and housing as a direct or cumulative impact.

This population and housing analysis is different than the PEIR, as it specifically considers the proposed Project site. This section references and uses information provided in the PEIR; however, the analysis and conclusions are based specifically on the proposed Project's impacts with existing plans and policies. The Otay Ranch PEIR, adopted in 1993, addressed the Otay Ranch development's growth-inducing effect as it related to "the ways in which the proposed project could foster economic or population growth" in accordance with Section 15126(g) of the CEQA Guidelines. It did not address Population and Housing as a direct or cumulative impact. The Otay Ranch PEIR included the provision of adequate facilities to accommodate the Project's forecasted growth. The analysis and discussion of growth-inducing impacts from the Otay Ranch PEIR are incorporated by reference in this EIR. In addition, growth inducing impacts are addressed in Section 1.8 of this EIR.

3.5.1 **Existing Conditions**

3.5.1.1 ***Otay SRP***

As discussed in Section 1.0 of this EIR, the approved Otay SRP governs the land uses, circulation, and development intensities permitted for the proposed Project site. The Otay SRP also establishes the land use pattern for the overall Otay Ranch planning area through specific goals and objectives for each village, based on their physical attributes and location.

As originally adopted, the approved Otay SRP designated the Project site as a "specialty village," allowing the following land uses: (1) resort uses, with up to a maximum of 800 hotel rooms, shops, restaurants, a conference facility, and other amenities; (2) residential uses, consisting of 2,438 homes (1,030 single-family and 1,408 multi-family); (3) neighborhood parks; and (4) a commercial area. The Otay SRP also permits, but does not require, a 27-hole golf course.

As amended in 2001, the Otay SRP permitted 2,066 homes (658 single-family and 1,408 multi-family), and contemplated that development of the site would include the Birch Family Estate Parcel, located to the west of the Project site. This 135-acre parcel is identified as a specialty conference center/community center, with low-density residential uses and open space. A total of

128 single-family homes were planned for this parcel, pursuant to the Otay SRP. However, because the Birch Family Estate Parcel is geographically separated from the Project site, lies within the City of Chula Vista, is owned by a different entity, and is not currently proposed for development, it is not included as a part of the proposed Project and, thus, is not analyzed in this EIR. Therefore, with the Birch Family Estate Parcel excluded, the Otay SRP permits the development of 1,938 homes (530 single-family and 1,408 multi-family) on the Project site.

The Project proposes 1,881 single-family homes and 57 multi-family homes, for a total of 1,938 homes, which is the total number of residences planned for the Project site under the Otay SRP, as amended. The proposed change in the residential mix is the result of a series of changed circumstances that occurred throughout Otay Ranch since the Otay SRP was adopted in 1993. For example, as originally adopted, the Otay SRP established Village 13 and Village 15 (located to the southeast of Village 13) as complementary villages, sharing public utilities and facilities, with Village 13 providing much of the retail uses to serve Village 15, as well as providing the multi-family homes to complement Village 15's exclusive single-family residential character. However, Village 15 was acquired for conservation purposes, eliminating 516 single-family homes from development. ~~The proposed Project would convert multi-family homes to single-family homes to adjust for the reduction in single-family homes resulting from the change in planned uses for Village 15.~~

Similarly, ~~large~~ portions of Village 14 and Planning Areas 16 ~~and 19~~ (located to the north of Village 13) were acquired by conservation agencies. ~~The Otay SRP permitted 1,563 single-family homes and 150 multi-family homes in Village 14; 390 single-family homes in Planning Area 16 and 20 homes in Planning Area 19. Although the exact number of single-family homes eliminated from these planning areas has not been determined, it is reasonable to forecast that a greater proportion of single-family homes would be lost compared to multi-family homes because more than 90 percent (92.9 percent) of the homes authorized were single-family homes. Village 13 would ameliorate the impact of the reduction of single-family homes by providing a greater proportion of single-family homes.~~

~~In addition, the number and proportion of multi-family homes has increased in other Otay Ranch areas. The ratio of single-family to multi-family homes in the Otay Valley Parcel of the Otay Ranch originally authorized by the Otay SRP was 54:46; the current ratio pursuant to Otay SRP amendments authorized by the City of Chula Vista is 35:65.~~

~~Further,~~ Single-family homes are more appropriate for Village 13, which, with the elimination of Village 15 and the reduction of the development footprint of Village 14 and Planning Areas 16 ~~and 19~~, is now considered the proposed edge of urban development surrounded by open space. Finally, Village 13's three separate development footprints, which are separated by large open space/wildlife corridors and result in an environmentally superior plan from the existing Otay SRP, are considered more suited for terraced, single-family homes to better integrate with the existing landform as compared to large, flat pads required for higher density multi-family development.

As originally adopted, the Otay SRP estimated that the total population for the Resort Village (including the Birch Family Estate Parcel) would be 6,886 residents. When the Otay SRP was amended in 2001, a population factor of 2.55 residents per household was applied, and it was

estimated that the Resort Village would accommodate 5,269 residents with the Birch Family Estate Parcel included, or 4,942 residents with the Birch Family Estate Parcel excluded. Based on the current population factor of 3.59 persons per household, provided by SANDAG for the 91914 zip code area, the proposed Project would accommodate 6,957 residents.

3.5.1.2 SANDAG Regional Growth Forecast

The SANDAG Regional Growth Forecast concluded that San Diego County will have a population of 4,384,867 in 2050. This is an increase of 1,253,315 residents compared to the year 2008 population of 3,131,552 (SANDAG 2011). SANDAG also estimates that, in 2008, the region had 1,140,654 homes. To accommodate 1,253,315 new residents by 2050, the region needs approximately 388,436 new homes. The SANDAG forecast incorporates the Otay SRP planned land uses, including 1,938 homes permitted by the Otay SRP for the Project site. As stated in the SANDAG Regional Comprehensive Plan (RCP), the region has an inadequate supply of residentially zoned land to meet the projected demands, and development of new homes has not kept pace with the region's population and job growth (SANDAG 2011).

The proposed Project is located within the SANDAG Jamul SRA. The SANDAG Regional Growth Forecast estimated that, in 2008, within the Jamul SRA, the population was 14,610 residents (household population, excludes persons in prisons), 4,968 housing units and 4,425 people employed. As provided in **Tables 3.5-1** through **3.5-3**, SANDAG projects that in 2050, within the Jamul SRA, there will be 29,191 residents (100 percent change), 9,500 housing units (91 percent change), and 6,354 people employed (44 percent change) (SANDAG 2011).

3.5.1.3 County of San Diego Housing Element

The County of San Diego Housing Element, a component of the County General Plan, assesses the housing needs of all economic segments of the unincorporated area. The element provides an analysis of existing and projected housing needs and includes goals and policies designed to implement the Housing Element.

3.5.2 Analysis of Project Effects and Determination as to Significance

Population and Housing was not an environmental issue addressed in the Otay Ranch Final PEIR (County of San Diego/City of Chula Vista 1992).

Guideline for the Determination of Significance

A significant impact related to population and housing would occur if implementation of the proposed Project would do the following:

- Induces 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).

Rationale for Selection of Guideline

The significance guideline is from Appendix G of the State CEQA Guidelines for Population and Housing.

Analysis

The Project site is currently undeveloped. If implemented, the proposed Project would convert vacant land to homes, resort uses, infrastructure, and associated amenities. This change in existing conditions would cause both direct and indirect population and housing growth through the creation of new homes and employment opportunities, which would lead to population growth (direct growth); the extension of roads, sewer and water lines, and electrical lines; and the provision of public services, such as fire and school services, to serve new development within the Project site (indirect growth).

However, implementation of the proposed Project is consistent with growth planned for the area and analyzed in the previously certified Otay Ranch PEIR. In addition, because areas to the north, east, and south of the Project site have been acquired for conservation purposes, facilities and services would be sized to only serve the Project site. In sum, the increase in population and housing, and associated expansion of facilities and services, would not facilitate growth beyond that analyzed in the previously certified Otay Ranch PEIR or planned for the area in the applicable regional planning documents and projections. Additionally, Growth-Inducing Impacts are analyzed in Section 1.8 of this EIR and concluded to be less than the impacts contemplated in the PEIR. Therefore, impacts related to population growth are considered *less than significant*.

Otay SRP

The land uses and general intensity of development proposed by the Project are generally consistent with the County of San Diego General Plan, as provided for in the Otay SRP. The County has planned for the increase in housing and population on the Project site. As discussed above, the Otay SRP, as originally adopted (including the Birch Family Estate Parcel), permitted 2,438 homes (1,030 single-family and 1,408 multi-family homes). The Otay SRP, as amended in 2001 (including the Birch Family Estate Parcel), permitted 2,066 homes (658 single-family and 1,408 multi-family). The proposed Project calls for 1,938 homes (1,881 single-family and 57 multi-family) which is consistent with the total number of homes identified by the Otay SRP (excluding the 128 single-family homes permitted on the Birch Family Estate Parcel). Thus, the proposed Project would adjust the distribution between single-family and multi-family homes from the distribution contemplated by the amended Otay SRP, as discussed above, but not the overall number of homes. Adoption of the proposed Otay SRP amendments would adjust the ratio to be closer to that which was originally approved. However, the proposed Project would not exceed the 1,938 homes permitted on the Project site under the Otay SRP, as amended (excluding the Birch Family Estate Parcel), and would result in fewer homes than originally planned by the Otay SRP.

Because the proposed Project reduces the number of homes originally planned by the Otay SRP, the proposed Project would ~~not induce substantial~~ only induce a 1.03 percent increase in population growth, or an additional 71 people, over what was previously planned by the County for the Project

site and analyzed in the previously certified Otay Ranch PEIR. In addition, the physical impacts of the population generated by the proposed Project have been analyzed in the environmental analysis sections in chapters 2.0 and 3.0 of this EIR. Thus, impacts related to the Otay SRP are considered *less than significant*.

As noted above, implementation of the proposed Project also would require extension of utilities, including water and sewer, and new road improvements to serve the Project site. However, after certification of the Otay Ranch PEIR, in addition to the reduced number of homes permitted on the Project site as a result of the 2001 amendment to the Otay SRP, other changes within Otay Ranch have occurred, which affected the extent to which facilities needed to serve the Project site also needed to serve development in more remote locations. Specifically, development of Otay Ranch Village 15 and portions of the development areas in Village 14 and Planning Areas 16 and 19 were acquired by conservation agencies for habitat preservation purposes. Of these planning areas, Village 15 was anticipated to receive circulation, sewer, water, drainage, and other utilities from improvements to Otay Lakes Road, which also serve the proposed Project. With the purchase of Village 15 for conservation purposes, these facilities are no longer required for this village. Thus, the Otay SRP assumes that circulation, sewer, water, drainage facilities, and other utilities would be needed to serve certain areas east of the Project site is no longer applicable.

Therefore, the proposed Project has been designed such that the extension of infrastructure (water and sewer lines, roadways, drainage facilities, etc.) is sufficient to meet the demands of the proposed Project only, and no additional planned development would connect to this infrastructure in the future. Additionally, the proposed Project includes an amendment to the Otay SRP to reclassify Otay Lakes Road from a six-lane Prime Arterial to a four-lane Boulevard, transitioning to a two-lane Community Collector. The reduction of the carrying capacity of this roadway would lessen potential growth-inducing impacts that may otherwise be indirectly caused by the proposed Project widening Otay Lakes Road to six lanes. These changes reduce the potential for the proposed Project to induce population growth due to the extension of infrastructure and services. Thus, the growth-inducing impacts of the proposed Project are considered *less than significant*.

SANDAG Estimates

As stated above, the proposed Project falls within the Jamul SRA. Other land use planning areas that may be affected by the proposed Project are the City of Chula Vista and the South Suburban Major Statistical Area (MSA). Statistics for population, housing, and employment for these three planning areas are provided in **Tables 3.5-1 through 3.5-3**.

As shown for these areas, housing, population, and employment are all expected to increase, with the greatest increase in population, housing, and employment occurring within the City of Chula Vista. The Project's population, housing, and employment projections used by the SANDAG Regional Growth Forecasts were based on the Otay Ranch GDP/Otay SRP, which includes the Project site. Thus, implementation and processing of the proposed Project would not induce substantial population growth, but rather, would be generally consistent with (i.e., would accommodate) future growth projected by the SANDAG Regional Growth Forecasts. Implementation of the proposed Project would not directly induce substantial population growth beyond what is already planned and projected for the Project site; therefore, impacts related to

SANDAG's population, housing, and employment projections are considered *less than significant*.

County of San Diego Housing Element

The County Housing Element is designed to ensure that housing needs of the unincorporated area of the County are addressed for all income levels. The Otay SRP requires preparation of a Housing Plan. The Housing Plan has been completed for the proposed Project and is included in **Appendix B**, Section II.G. The Housing Plan proposes to meet the housing goals identified in the Otay SRP: (1) creation of a balanced community exemplified by the provision of a diverse range of housing styles, tenancy types, and prices; and (2) provision of sufficient housing for persons of all economic, ethnic, religious, and age groups, as well as those with special needs, such as people with disabilities, older adults, single-parent families, and others.

The Otay SRP established a series of villages, planning areas, specialty villages, and rural estate areas. Each of these serves a different portion of the market and, as such, has varying associated demands for affordable housing. Higher density villages and planning areas were located in the Otay Valley Parcel and were intended to provide a wide variety of housing options, including affordable housing. The specialty villages, of which Village 13 is designated, and the estate planning areas were envisioned to provide a different range of housing options not typically associated with traditional affordable housing. Rather, these areas were anticipated to provide "Executive Housing" options to satisfy a segment of the market that is not provided within the more densely planned Otay Valley Parcel. Lastly, these lower density areas were farther away from transit and services and, as such, are not considered ideal locations for affordable housing.

As described in the Housing Plan, the proposed Project includes a range of housing styles and densities to adhere to the goals found in the Otay SRP. Multi-family units are concentrated in the Multiple Use activity area on the western edge of the project site. In addition to being configured in a mixed-use orientation with retail uses, these units are located nearest a potential future transit stop, should such services be extended by MTS, SANDAG, or CTV in the future. Smaller single-family lots (4,250 square feet) are centrally located in the village core, adjacent to the school and neighborhood parks. Larger lots, averaging over 10,000 square feet and reaching over 25,000 square feet, are more typical in the more northern portions of the project site, where they take advantage of higher elevations to provide panoramic views of open space, Lower Otay [Lake Reservoir](#), and the Otay Mountains.

The proposed Project also includes an Affirmative Fair Marketing Plan that outlines outreach efforts and lending practices designed to attract perspective homebuyers and/or tenants regardless of gender, race, age, religion, disability, or economic status. As such, the proposed Project will not result in any conflicts with the County Housing Element. Therefore, *no significant impacts* related to consistency with the County Housing Element would result.

3.5.3 Cumulative Impact Analysis

The previously certified Otay Ranch PEIR provided a program-level analysis of the existing conditions and potential impacts related to population and housing for the entire Otay Ranch area,

including the Project site. The PEIR concluded that development of Otay Ranch would contribute cumulatively to regional growth by adding population, housing, and employment to the area. The following discussion provides an analysis of cumulative population and housing impacts with respect to the proposed Project, in light of the previous analysis and current cumulative conditions.

The geographic scope for cumulative population and housing impacts consists of the nearby areas east of SR-125 where the potential would exist for the Project to induce additional population growth, including from extension of roads or other infrastructure. Although the proposed Project would still result in the placement of housing, infrastructure, and employment opportunities at a site where none currently exist, it would not exceed the levels planned for and previously analyzed in the Otay Ranch PEIR. While the Otay Lakes Road and related public utility extensions may facilitate some additional development to the west of the Project site, this area has been planned for urban development by both the County and Chula Vista as part of Otay Ranch.

Areas to the north, south, and east are almost entirely public lands and include lands acquired for conservation. Private land exists to the east of the Project along approximately 2.5 miles of Otay Lakes Road, which is designated as Rural Lands (RL-80) and allows one dwelling unit per 80 acres. The Project's infrastructure improvements would not remove an obstacle to growth at the very low density allowed on this property to the east. Additionally, Growth-Inducing Impacts are analyzed in Section 1.8 of this EIR and concluded to be less than the impacts contemplated in the PEIR. Thus, the proposed Project is expected to result in *less than cumulatively significant impacts* to population and housing.

3.5.4 Significance of Impacts Prior to Mitigation

The proposed Project is not anticipated to result in any significant direct, indirect, or cumulative impacts related to population and housing.

3.5.5 Mitigation

As discussed above, the proposed Project would not exceed the level of growth planned for and analyzed in the PEIR and by the County and Chula Vista general plans. Thus, the proposed Project is not anticipated to result in Project-level direct or indirect significant impacts through the creation of housing, employment opportunities, and infrastructure. Further, the Project's population and housing growth, in combination with population and housing growth induced by other projects in the vicinity, would not result in significant direct or indirect cumulative population and housing impacts. Therefore, no mitigation is required.

3.5.6 Conclusion

The analysis of impacts related to population and housing that would result from implementation of the proposed Project evaluated the existing conditions of the Project site, as well as the proposed Project's consistency with the County General Plan, Otay SRP, Chula Vista General Plan, SANDAG population and housing estimates, and the County Housing Element. [Amendments to the County General Plan, Otay SRP, the Otay Ranch RMP, the County Zoning Map and the County MSCP Subarea Plan South County Segment are proposed. Approval of all such amendments and](#)

actions would result in Project consistency with all applicable adopted regional and general plans.

The proposed Project is consistent with existing local and regional plans and accommodates the type of development planned for the Project site; thus, development of the proposed Project **would not result in significant Project-level or cumulative direct or indirect impacts** related to population and housing.

**Table 3.5-1
SANDAG Long Range Forecasts
for Population 2008–2050**

SRA	2008	2020	2030	2050	# Change	% Change
Chula Vista	228,958	265,713	286,822	327,035	98,077	43%
Jamul	14,610	17,822	25,394	29,191	14,581	100%
South Suburban MSA	366,940	433,988	473,453	549,684	182,744	50%

*Household population; excludes persons in prison facilities

**Table 3.5-2
SANDAG Long Range Forecasts
for Housing 2008–2050**

SRA	2008	2020	2030	2050	# Change	% Change
Chula Vista	77,484	88,185	94,858	107,011	29,527	38%
Jamul	4,968	5,997	8,578	9,500	4,532	91%
South Suburban MSA	118,445	136,932	148,164	170,825	52,775	45%

**Table 3.5-3
SANDAG Long Range Forecasts
for Employment 2008–2050**

SRA	2008	2020	2030	2050	# Change	% Change
Chula Vista	70,230	82,146	101,001	121,555	51,325	73%
Jamul	4,425	4,497	4,769	6,354	1,929	44%
South Suburban MSA	116,445	142,043	174,973	226,802	110,357	95%

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