

### **3.3 Population and Housing**

The Warner Ranch property has been identified as a Special Study Area, per adoption of the 2011 General Plan and the Pala/Pauma Community Plan. The Special Study Area designation allows application for increased plan density after preparation of specific studies relative to feasibility, infrastructure and community compatibility, and land use/community character. These studies are discussed fully in Section 2.8, Land Use. Related to these studies and discussed in this chapter is the Pala Competitive Market Area (CMA) Jobs/Housing Market Analysis. That study is included as Appendix S. This Environmental Impact Report (EIR) section is based on information from all of the completed studies described above and the Growth Induction Analysis prepared by RBF (2014) (Appendix C).

#### **3.3.1 Existing Conditions**

##### **3.3.1.1 *Environmental Setting***

The Warner Ranch property covers approximately 513.0 acres. A portion of its southern boundary is State Route (SR) 76, and its northeast corner is at Pala–Temecula Road. It is across SR 76 and just west of the Pala Casino and approximately one-half mile west of the Pala Band of Mission Indians Reservation (Pala Reservation). It has had an equestrian facility, and has two avocado groves and two citrus groves. The property was a ranch with guest houses, but is now occupied only by the ranch managers and workers. Lands to the west support detached housing on very large lots or parcels, partly due to the rugged and steep nature of much of the area.

The Pala Reservation is located directly adjacent to the north, east, and south of the project site, and contains open spaces and single-family dwellings, and higher intensities consisting largely of commercial and civic uses, including several schools, a wastewater treatment plant, a shooting range, and a motocross raceway. Other facilities and services open to the public include a convenience store, gas station, a tattoo parlor, and the extensive Pala Casino Resort and Spa complex.

The Pala Housing Authority has constructed a number of small master-planned communities within the Pala Reservation. Clusters of single-family residential development are visible along SR 76 and Pala Temecula Road.

##### **3.3.1.2 *Regulatory Setting***

#### **County of San Diego General Plan Housing Element**

The County’s General Plan Housing Element seeks to balance housing requirements with infrastructure deficiencies, safety issues, and the rural character of many of the County’s

unincorporated communities. It also seeks to reconcile housing needs with competing land use interests. The current Housing Element covers the planning period of January 1, 2013 through December 31, 2020 and must be reviewed for compliance with state law by the State Department of Housing and Community Development. For example, agriculture is a major sector within the regional economy, and most agricultural operations are located within the unincorporated County. The County of San Diego also has the greatest number of endangered species of any county within the continental United States, and most of those species are located within unincorporated areas. Retaining agricultural and environmental resources, therefore, must be reconciled with a housing allocation that is the second largest share within the region for this Housing Element cycle. Select applicable General Plan policies include:

- **H-1, Housing Development and Variety.** A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics.
- **H-1.3, Housing near Public Services.** Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.
- **H-1.4, Special Needs Housing near Complementary Uses.** Encourage the location of housing targeted to special needs groups, in close proximity to complementary commercial and institutional uses and services.
- **H-1.5, Senior and Affordable Housing near Shopping and Services.** Provide opportunities for senior housing and affordable housing development within town centers, transit nodes, and other areas that offer access to shopping and services.
- **H-1.6, Land for All Housing Types Provided in Villages.** Provide opportunities for small-lot single-family, duplex, triplex, and other multifamily building types in Villages.
- **H-1.7, Mix of Residential Development Types in Villages.** Support the design of large-scale residential developments (generally greater than 200 dwelling units) in Villages that include a range of housing types, lot sizes, and building sizes.
- **H-1.8, Variety of Lot Sizes in Large-Scale Residential Developments.** Promote large-scale residential development in Semi-Rural that include a range of lot sizes to improve housing choice.
- **H-1.9, Affordable Housing through General Plan Amendments.** Require developers to provide an affordable housing component when requesting a General Plan amendment for a large-scale residential project when this is legally permissible.

### 3.3.2 Analysis of Project Effects and Determination as to Significance

The County of San Diego has not developed *Guidelines for Determining Significance* for population and housing. Guidelines used here are taken from the CEQA Guidelines Appendix G, Environmental Checklist Form (14 CCR 15000 et seq.). Three topics are listed for Population and Housing:

1. Induce substantial population growth in the area either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure);
2. Displace substantial number of existing housing units or create demand for additional housing, necessitating the construction of replacement housing; or
3. Displacement substantial numbers of people, necessitating the construction of replacements housing elsewhere.

CEQA Guidelines (15126.2, Consideration and Discussion of Significant Environmental Impacts) includes a subsection (d) on growth inducement. That subsection notes “It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.”

#### 3.3.2.1 Induction of Substantial Population Growth

##### Analysis (Guideline 1)

The proposed project would introduce 780 new residential units and 2,356<sup>1</sup> new residents to the project area, directly increasing population of the project site and in the area (SANDAG 2011).

The MarketPointe study (Appendix S) identified the following:

- Existing employment centers within the general area of the project site.
- A need for appropriate housing opportunities that could accommodate existing and future employees based upon income levels (see Table 3.3-1, Proposed Project Base Price Range, and 3.3-2, Proposed Project Composition, for a housing cost breakdown) and the employee’s proximity to the employment center.

Potential population growth is analyzed in Section 1.8 of this EIR, which concludes that the project would not remove an obstacle to substantial population growth in the area, or require the construction of a substantial amount of new community service facilities or encourage other

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<sup>1</sup> SANDAG 2050 Regional Growth Forecast, the most recent adopted in October 2011, includes a persons per household rate for the Pala–Pauma Community Plan Area of 3.02 persons per household in 2008.

activities or growth that could significantly affect the environment, either individually or cumulatively. Although the project is likely to increase some growth as the result of construction of the on-site fire station, the growth is not considered to be substantial and it would not significantly increase existing population numbers within the Pala Pauma Subregional Area; therefore, impacts would be **less than significant**.

### **3.3.2.2 Displacement of Substantial Numbers of Existing Housing and People**

#### Analysis (Guidelines 2 and 3)

The project site currently contains fewer than five dwelling units. The project proposes 780 dwelling units. The direct impact of displacement of several existing dwelling units is small, but the provision of a large scale housing project adjacent to the Pala Reservation could have indirect effects on the housing choices made there.

The Housing Element of the General Plan addresses housing goals through policies intended to increase the supply of housing and decrease housing costs. As noted in the Semi-Rural and Rural Land Issues of the Housing Element, the General Plan reduced densities in rural communities that lack water, sewer, roads, and fire or emergency medical services. Though annexations to the logical fire and water/sewer districts would be necessary, the applicant and service providers have demonstrated reasonable plans and facilities to provide adequate services.

The MarketPointe study concluded that the project would not cause a decline in the business sector of the Pala Reservation, which concluded that the project would support the local employment population by supplying workforce housing at an appropriate price point and reducing the need for the workforce population to commute from outside the Pala CMA. The addition of 2,356 new residents would indirectly contribute to an increase in demand for local business services such as grocery stores, gas stations, retail clothing, etc.

The MarketPointe study states that potential reasons for the jobs/housing imbalance within the Pala CMA include the general lack of new construction within the area and the disconnect between incomes and local housing prices. According to statistics generated through the Census Bureau's Longitudinal Employer-Household Dynamics unit, approximately 9,531 jobs exist in the Pala CMA, with only 2,139 of those jobs filled by persons residing within the area; the vast majority of the jobs within the area (approximately 7,392) are filled by those commuting to elsewhere.

According to the MarketPointe Study, of the 11,321 housing units located in the Pala CMA, a search of the local resale market reveals less than 150 units currently listed with an average price of \$625,000. With new home prices over the past 5 years averaging between \$650,000 and the low-to-mid-\$800,000s, the recently developed new housing stock would not be affordable to

workforce households in the Pala CMA, most of whom would be searching for homes valued under \$400,000 (see Appendix S). The proposed project would contain a diversity of densities and lot sizes that would target the workforce households that are currently underserved in the Pala CMA. With anticipated pricing to begin under \$210,000 and approximately three-quarters of the proposed product anticipated to be positioned under \$400,000 within Warner Ranch, the project would be providing the workforce housing needed within the Pala CMA (Appendix S).

The project would provide housing alternatives to the local population. However, the project would not be expected to result in a large number of residents leaving the Pala Reservation because the Reservation offers tribal members opportunities for housing and for cultural assembly. The project would be marketed to existing employees in the area from the SR 76 corridor that do not have adequate housing opportunities within proximity to their work, to seniors, and to families that work from home.

Impacts from displacing existing housing or people would be **less than significant**.

### 3.3.3 Cumulative Impact Analysis

The only other recently proposed housing project in the CMA was the proposed Prominence at Pala, which was denied by the Planning Commission in January of 2010. The Meadowood Project and Campus Park are located to the west, near I-15, and outside of the CMA (Figure 1-27). The project would provide housing options in the Pala area, and would thereby contribute to an increase in local residents. Because the project includes housing considered affordable by the local workforce, and because that housing is in short supply in the CMA, the contribution to cumulative population growth would be **less than significant**. Little existing housing would be displaced, and few persons would be displaced; these impacts would also be **less than significant**.

### 3.3.4 Conclusion

Impacts from population and growth would be less than significant.

**Table 3.3-1  
Proposed Project Base Price Range**

Concept	Unit Size Range (square feet)	Base Price Range
Six-Plex Courtyard Townhouse	1,000–1,600	\$175,000.00–\$225,000.00
Duplex	1,500–1,800	\$235,000.00–\$255,000.00
Small Lot Single-Family Detached	1,600–2,000	\$275,000.00–\$300,000.00
Detached 4,000 square feet	1,800–2,400	\$315,000.00–\$350,000.00
Detached 5,000 square feet	2,000–2,750	\$350,000.00–\$395,000.00

**Table 3.3-1  
Proposed Project Base Price Range**

Concept	Unit Size Range (square feet)	Base Price Range
Detached 6,000 square feet	2,400–3,000	\$414,000.00–\$450,000.00
Detached 7,000 square feet	3,000–3,800	\$475,000.00–\$525,000.00

Source: Appendix S.

**Table 3.3-2  
Proposed Project Composition**

Concept	Lot Size (square feet)	Mix	% of Total
Six-Plex Courtyard Townhouse		174	22%
Duplex	3,000	50	6%
Small Lot Single-Family Detached	3,000	132	17%
Detached 4,000 square feet	4,000	224	29%
Detached 5,000 square feet	5,000	125	16%
Detached 6,000 square feet	6,000	60	8%
Detached 7,000 square feet	7,000	15	2%
<b>Total</b>		<b>780</b>	

Source: Appendix S.