

3.13 POPULATION AND HOUSING

This section discusses population and housing characteristics of the San Marcos planning area and identifies the related potential environmental impacts and expected development capacity resulting from implementation of the General Plan. Each subsection includes descriptions of existing conditions, potential environmental impacts resulting from implementation of the proposed General Plan, and mitigation measures where appropriate. Information presented in the discussion and subsequent analysis was drawn from the expected development capacity calculations by AECOM.

3.13.1 EXISTING ENVIRONMENTAL SETTING

Population

San Marcos has been one of the fastest growing cities in the San Diego region since 1980, experiencing substantial population growth and construction of new homes and businesses. As indicated in Table 3.13-1, San Marcos has consistently and significantly outpaced growth in San Diego County as a whole. While growth in the county was moderate (36 percent), from 1980 to 1990 the population of San Marcos increased 123 percent. Growth occurred primarily due to availability of vacant land, land constraints in other areas of the county, and the establishment of Palomar Community College and CSU San Marcos. Population continued to grow steadily through the 1990s as industry and education continued to flow into the area. The 2000s further supplemented growth with the addition of housing, in large Specific Plan Areas. Table 3.13-2 depicts the 2010 population of the planning area.

**Table 3.13-1
City of San Marcos and County Population Growth – 1980 through 2010**

Area	City of San Marcos		San Diego County	
	Population	% Change	Population	% Change
1980	17,479	NA	1,861,846	NA
1990	38,974	123%	2,498,016	34%
2000	54,977	41%	2,813,833	13%
2010	84,391	53%	3,095,313	10%

Note: Population information is only available for the City of San Marcos for this table.
Source: SANDAG 2011

**Table 3.13-2
2010 San Marcos Planning Area Population**

Area	Population
City of San Marcos	84,391
Unincorporated Areas within the planning area	5,994
Total	90,385

Source: SANDAG 2011

Housing

Since 2000, the number of housing units in the City has increased by 47 percent. As of January 2009, the City had 27,726 housing units. The housing stock comprised approximately 55 percent single-family detached and attached units, and approximately 32 percent multi-family units. About 13 percent of the housing stock in 2009 consisted of mobile homes. The number of mobile homes in the City has not increased since the 1990s. Table 3.13-3 presents the number of housing units by type in the City of San Marcos between 1990 and 2009.

**Table 3.13-3
City of San Marcos Housing Units, 1990-2009**

Year	Total Units	% Change	Single-Family		Multi-Family		Mobile Homes
			Detached	Attached	2 to 4 Units	5 Plus Units	
1990	14,476	--	6,775		4,182		3,519
2000	18,862	30.3	9,393	1,038	694	4,077	3,660
2001	19,576	3.8	9,835	1,038	694	4,349	3,660
2002	20,576	5.1	10,765	1,038	700	4,413	3,660
2003	21,493	4.5	11,521	1,083	708	4,521	3,660
2004	22,498	4.7	12,042	1,083	897	4,816	3,660
2005	24,465	8.7	12,881	1,083	1,251	5,590	3,660
2006	25,888	5.8	13,569	1,083	1,348	6,228	3,660
2007	26,820	3.6	13,908	1,083	1,427	6,472	3,660
2008	27,630	3.0	14,170	1,083	1,461	7,256	3,660
2009	27,726	0.4	14,254	1,083	1,473	7,256	3,660

Source: Department of Finance, E-5 and E-8, 2009

In 2010, the City of San Marcos had 27,744 housing units and the unincorporated areas within the SOI had 2,891 housing units for a total of 30,635 housing units in the planning area. Table 3.13-4 shows the breakdown of housing types within the planning area, which includes both the City and unincorporated areas.

**Table 3.13-4
San Marcos Planning Area 2010 Housing Characteristics**

Total Housing Units	30,635	100%
Single-Family	16,249	53.0%
Single-Family Multiple-Unit	1,065	3.5%
Multi-Family	9,693	31.6%
Mobile Home	3,628	11.8%

Source: SANDAG 2011

Employment

According to employment data from 2008 (most recent available data), 38,992 jobs were located within the planning area (SANDAG 2011). Based on the housing stock reported above, this indicates a jobs/housing ratio of 1.3 jobs per housing unit, which is the same as the jobs/housing ratio for the San Diego region as a whole (SANDAG 2010).

3.13.2 REGULATORY SETTING

The following provides a general description of the applicable regulatory requirements for the planning area, including federal, state, regional, and local guidelines.

Federal Regulations

Federal Uniform Relocation and Real Property Acquisition Policies Act of 1970

The Federal Uniform Relocation and Real Property Acquisition Policies Act (Uniform Act), passed by Congress in 1970, is a federal law that establishes minimum standards for federally funded programs and projects that require the acquisition of real property (real estate) or displace persons from their homes, businesses, or farms. The Uniform Act's protections and assistance apply to the acquisition, rehabilitation, or demolition of real property for federal or federally funded projects (HUD 2010).

State Regulations

Government Code

Government Code Section 65008 prohibits, *inter alia*, discrimination of any group or individuals in the enjoyment of residence, landownership, tenancy, or any other land use or against any resident development or emergency shelter (HCD 2002).

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 (County of San Diego 2011).

California Building Standards Code

In 2001, the State of California consolidated the Uniform Building, Plumbing, Electrical, and Mechanical codes into the California Building Standards Code, which is contained in Title 24 of the California Code of Regulations. The California Building Standards Code contains nine parts: Electrical Code, Plumbing Code, Administrative Code, Mechanical Code, Energy Code, Elevator Safety Construction Code, Historical Building Code, Fire Code, and the Code for Building Conservation Reference Standards. These

codes promote public health and safety and ensure that safe and decent housing is constructed in the San Diego region. The codes serve to protect residents from hazards and risks, and are not considered to be undue constraints to housing production. The 2010 triennial edition of the Code applies to all occupancies that applied for a building permit on or after January 1, 2011, and remains in effect until the effective date of the 2013 triennial edition. The Code is available at: http://www.bsc.ca.gov/title_24/t24_2010tried.htm.

Local Plans and Policies

2050 RTP/SCS

SANDAG, as the MPO for the San Diego region, adopted its 2050 RTP/SCS in fall 2011. In accordance with SB 375, the 2050 RTP/SCS must accommodate the RHNA, as discussed above. Housing elements are due no later than 18 months after the SANDAG Board adopts the 2050 RTP/SCS. The 2050 Capacity, included in the 2050 RTP/SCS, incorporates projected changes to adopted General Plans and input from local jurisdictions and partner agencies. Land use changes resulting from the RHNA and the housing element process will be considered in future updates of the RTP/SCS and the RHNA. The goal is to ensure consistency between future land use and transportation plans. By law [Government Code Section 65080(b)(2)(B)(ii)], the RTP/SCS must house all the population of the region, including all economic segments of the population, over the course of the planning period of the regional transportation plan.

3.13.3 THRESHOLDS FOR DETERMINING SIGNIFICANCE

The impact of the proposed project related to population and housing would be considered significant if it would exceed the following thresholds of significance, in accordance with Appendix G of the *CEQA Guidelines*:

- 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);
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

3.13.4 ANALYSIS OF ENVIRONMENTAL IMPACTS

Induce Substantial Population Growth

Increases in population, housing, and employment are generally considered to be social or economic effects, as opposed to physical effects, which are the focus of CEQA analysis. There are circumstances where social and economic changes could indirectly cause physical environmental impacts or result in changes to environmental resources, such as air quality, traffic, or noise levels. In other situations, lead

agencies may evaluate social or economic change related to a physical change in determining whether the physical change is significant (CEQA Guidelines Section 15131). Although the proposed General Plan would accommodate population and employment growth within the planning area, this in and of itself, is not an environmental impact. Physical impacts related to population and employment growth related to the proposed General Plan are addressed throughout the topic-specific chapters of this EIR. Please refer to Section 4.3, “Growth Inducing Impacts,” of this EIR for a discussion of growth-inducing impacts.

Displace Substantial Numbers of Existing Housing or People

The proposed General Plan does not direct or require land use change, however the plan would allow for land use changes in the identified Focus Areas. In addition to land use changes, the entire planning area would be permitted to undertake new development or redevelopment of properties consistent with the proposed General Plan. This would be expected to result in a general intensification of the planning area as land uses are developed or redeveloped to their greatest and best use under the proposed General Plan. Development at equal or more intense levels would be expected, especially in mixed use and non-residential areas along primary circulation corridors of the Business/Industrial District, Richmar, Richland and Barham/Discovery Community neighborhoods.

A limited number of existing residences would be redesignated by the proposed General Plan allowing for redevelopment of mixed use, commercial or another type of residential development. The majority of conversion would be expected within the Mixed Use 1 and Mixed Use 2 areas proposed in the Business/Industrial District west of S. Rancho Santa Fe Road. Permitted density/unit capacity of the mixed use areas would allow for enough development of new or additional residences to compensate for any lost units, should these residences be redeveloped as non-residential use. Addition of the Mixed Use 1 and Mixed Use 2 land uses provide greater housing options within the currently urbanized Urban Core Focus Areas and a few other locations throughout the incorporated City limits. Updates in the residential land use densities affecting the entire City will provide opportunities to redevelop, improve, or intensify some residential areas. Overall, implementation of the proposed General Plan is expected to increase the number and availability of dwelling units in the planning area.

Land Use and Community Design Element policies of the proposed General Plan address displacement and maintenance of the housing stock. These policies are designed to maintain established communities, increase home-office opportunities in residential neighborhoods, and ensure compatibility of development patterns and architectural character of adjacent land. Land use changes of the proposed General Plan allow for an increased residential development capacity with urban and suburban portions of the planning area. The confluence of these policies promotes an increase in opportunities for people to remain in, redevelop, or work from home to increase their dwelling options within the planning area.

As outlined above, land use changes allowed by the General Plan may impact existing residential development, but substantial changes are primarily expected to include activities that would maintain or increase the existing housing stock with limited displacement or destruction of existing homes. Thus, implementation of the General Plan will not displace substantial numbers of existing housing or people and would result in a **less than significant** impact. No mitigation is required.

3.13.5 MITIGATION MEASURES

Induce Substantial Population Growth

No mitigation is required.

Displace Substantial Numbers of Existing Housing or People

No mitigation is required.

3.13.6 SIGNIFICANCE AFTER MITIGATION

Induce Substantial Population Growth

Impacts will be **less than significant**. No mitigation is required.

Displace Substantial Numbers of Existing Housing or People

Impacts will be **less than significant**. No mitigation is required.