

POPULATION AND HOUSING

SUMMARY

The proposed project would not induce substantial unplanned population growth in an area, either directly or indirectly.

The proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

ENVIRONMENTAL SETTING

The Southern California Association of Governments (SCAG) is the metropolitan planning organization responsible for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. As the designated metropolitan planning organization for this region, SCAG is mandated by federal and law to research and draw up plans for transportation, growth management, hazardous waste management, and air quality.

As part of its comprehensive planning process, SCAG has divided its jurisdiction into 15 subregions. The City of Camarillo is a SCAG member city and is located within the Ventura County Subregion.

SCAG works with its member cities and subregional organizations to develop population projections, which form the basis of the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), Regional Housing Needs Assessment (RHNA), and other regional planning efforts. The most recent approved regional planning effort is the 2016-2040 RTP/SCS, which was adopted by SCAG's Regional Council in April 2016. The Demographics & Growth Forecast Appendix for the 2016-2040 RTP/SCS identifies population projections for the City of Camarillo of 66,300 persons in 2012 and 79,900 in 2040.

SCAG is in the process of developing the 6th cycle RHNA allocation plan which will cover the planning period October 2021 through October 2029. It is planned for adoption by SCAG in October 2020. The 5th cycle RHNA allocation for Camarillo is for 2,224 new homes.

City objectives, goals, and policies for population and housing are largely addressed in the Land Use Element, 2013-2021 Housing Element, and Camarillo Urban Restriction Boundary (CURB) of the City of Camarillo General Plan.

California recently responded to the housing needs to the State by signing into law Senate Bill 330, the Housing Crisis Act of 2019. SB 330 is designed to speed up housing construction in California during the next half-decade by slashing the time it takes to obtain building permits, limiting fee increases on housing

applications, and barring local governments from reducing the number of homes that can be built. Under SB 330, jurisdictions throughout the State are barred from changing building design standards, reducing the number of housing units allowed (downzoning), establishing a population cap, or enacting moratoriums on new housing construction.

The City of Camarillo has approximately 27,371 housing units as of April 30, 2020. The City of Camarillo has an estimated January 1, 2020 population of approximately 70,261 persons.¹ The City of Camarillo 2013-2021 Housing Element identifies an average household size of 2.64 persons per unit based on the 2010 U.S. Census.

Local Setting

The Camarillo Springs area is an isolated community within the City of Camarillo. According to U.S. census tract data, there are 601 residential units, 73,390 square feet of business center (office) space, 21,400 square feet of commercial retail space, and the 18-hole golf course within the Camarillo Springs area.² The residential uses in Camarillo Springs include single family units, multi-family units, and mobile homes.

There are no existing homes or residential population within the Camarillo Springs Golf Course property.

THRESHOLDS OF SIGNIFICANCE

In accordance with Appendix G to the State CEQA Guidelines, a project could have a potentially significant impact on population and housing if it would:

- Induce substantial unplanned population growth in an area, either directly or indirectly.
- Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

PROJECT IMPACTS AND MITIGATION MEASURES

Population Growth

Threshold: Would the proposed project induce substantial unplanned population growth in an area, either directly or indirectly?

Impact: The proposed project would not induce substantial unplanned population growth in an area, either directly or indirectly.

¹ State of California Department of Finance. <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-1/>.

² Associated Transportation Engineers, September 3, 2020.

Impact Analysis

As discussed previously, the City of Camarillo has an estimated January 1, 2020 population of approximately 70,261 persons. Assuming that each of the proposed age-restricted (55+) single family detached dwelling units has two residents, the project would increase the City's population by up to 496 persons. This is a conservative estimate since some of the homes would be expected to be occupied by only one person. When added to the existing population of Camarillo, the total of 70,757 residents would not exceed SCAG's 2040 growth forecast for the City of Camarillo. Therefore, the proposed project would not directly induce substantial population growth within the City of Camarillo that has not already been anticipated by the City and SCAG.

The proposed project is an infill development that would largely utilize the existing infrastructure already located at and in the immediate vicinity of the golf course property. It would not extend infrastructure to an area lacking such services. The applicant is proposing to upsize the existing 12-inch sewer line west of Conejo Creek to an 18-inch sewer line to accommodate the increased wastewater generation of the project. This improvement is not proposed to encourage additional residential development elsewhere within the Camarillo Springs area. Therefore, the proposed project would not indirectly induce population growth at a location where growth is currently not possible.

Based on this analysis, the population growth impacts associated with the proposed project would be less than significant.

Displacement of People and Housing

Threshold: Would the proposed project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Impact: The proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

Impact Analysis

There are no existing homes or residential population within the Camarillo Springs Golf Course property. Therefore, the proposed project would not result in the demolition of any existing residential units or the displacement of any residents. No impact would occur.

CUMULATIVE IMPACTS

The April 2020 Monthly Report published by the City of Camarillo Department of Community Development identifies 1,284 residential units that are proposed, approved but not constructed, and under construction within the City (including General Plan Amendments). Most of these are multi-family

residential units while 529 of these are age-restricted (55+) units (including the proposed project). Using the generation rate of two persons per age-restricted unit (1,058 persons) and the City's 2.64 persons per residential unit rate for the remaining 755 new residences (1,993 persons) yields an estimate of 3,051 persons that would be new to the City over the next few years. When added to the existing population of Camarillo, the total of 73,312 would not exceed SCAG's 2040 population forecast of 79,900 persons. Therefore, the cumulative impacts associated with development elsewhere within Camarillo are expected to be less than significant.

UNAVOIDABLE SIGNIFICANT IMPACTS

The proposed project would not create any unavoidable significant impacts associated with population and housing.