

## 6.12 POPULATION AND HOUSING

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### 6.12.1 OVERVIEW AND SUMMARY

*This section analyzes the potential impacts of the proposed project on population and housing in the City of Camarillo. The California Environmental Quality Act (CEQA) Guidelines, Section 15125, requires that a proposed project be compared to existing local and regional plans. Impacts were determined by evaluating whether the population and housing increases that would result from the proposed project would cause year 2020 population and housing projections for the City to be exceeded. Under the following analysis, the population and housing increases that would result from development of the proposed project would be less than significant.*

### 6.12.2 LITERATURE AND DATA REVIEW

Information from the following sources was used in the preparation of this analysis:

- California Department of Finance. "City/County Population and Housing Estimates," <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>. 2016.
- Southern California Association of Governments. Final Regional Housing Need Allocation Plan," <http://rtpsc.scag.ca.gov/Documents/rhna/5thCyclePFinalRHNAplan.pdf>. 2014 Southern California Association of Governments. "2016 Final Regional Transportation Plan," <http://rtpsc.scag.ca.gov/Pages/Draft-2012-2035-RTP-SCS.aspx>. 2016.
- US Census Bureau. "Camarillo city, California" <http://factfinder.census.gov>. 2010.

### 6.12.3 METHODOLOGY

Information used to determine the existing setting was obtained from the three standard sources of local population, housing, and/or employment information: the US Census Bureau, the California Department of Finance (DOF), and the Southern California Association of Governments (SCAG). Since these three organizations use different methods of data collection and calculation, they do not always arrive at the same results. For purposes of this section, the term "households" refers to occupied dwelling units, as defined by the US Census Bureau. Therefore, household counts do not include all existing habitable dwelling units within the City.

Regional planning entities such as SCAG provide specific data on household size and employment for the City of Camarillo. Since SCAG provides 30-year population, housing, and employment forecasts at the county, subregion, and unincorporated levels, SCAG data was determined to be most pertinent to the analysis for this project. For purposes of this section, the term "households" refers to occupied dwelling units, as defined by the US Census Bureau.

## 6.12.4 APPLICABLE REGULATIONS

### 6.12.4.1 Regional Housing Needs Assessment

State law requires that all cities and counties plan for and make provisions for a certain amount of housing to accommodate the demands of the growing population. The California Department of Housing and Community Development is responsible for determining the statewide housing need, while local governments and councils of governments delegate specific housing needs within their jurisdictions. This is known as the Regional Housing Needs Assessment (RHNA), which is prepared by SCAG for all subregions and cities within its jurisdiction. The current RHNA covers the planning period from January 1, 2014, through October 01, 2021.<sup>1</sup> The 2014 to 2021 housing construction need for the City of Camarillo is estimated to be 2,224 total units and is separated by income category as follows: very low income (539 units), low (366 units), moderate (411 units), and above moderate (908 units). Jurisdictions are not mandated to construct new housing according to the need that is assessed. Rather, the RHNA is to be used as a planning tool and to guide an equitable distribution of housing. The City's General Plan Housing Element is consistent and updated with RHNA projections for housing need.

### 6.12.4.2 Local Regulations

The current *City of Camarillo General Plan Housing Element*<sup>2</sup> contains City policies related to population and housing. Policies contained in the housing element and other policies related to population and housing is discussed below in **Subsection 6.12.19, Consistency with General Plans**.

## 6.12.5 EXISTING CONDITIONS

### 6.12.5.1 United States 2010 Census

The 2010 US Census recorded 823,318 residents and 281,695 dwelling units in Ventura County. The average household size within the County was 3.04 people and the homeowner vacancy rate was 1.4%, and the rental vacancy at 4.8%.<sup>3</sup> The 2010 US Census recorded 66,201 residents and 25,345 dwelling units in the City of Camarillo. The average household size within the City was 2.64 people (for all types of housing, including single- and multifamily) and the housing vacancy rate was 4.8 percent.<sup>4</sup>

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<sup>1</sup> Southern California Association of Governments, "Final Regional Housing Need Allocation Plan," <http://rtpscsc.scag.ca.gov/Documents/rhna/5thCyclePFinalRHNAplan.pdf>. 2014.

<sup>2</sup> City of Camarillo, *City of Camarillo General Plan*, "Housing Element," 2014.

<sup>3</sup> US Census Bureau. "2010 Demographic Profile," <https://factfinder.census.gov/>

<sup>4</sup> US Census Bureau. "2010 Demographic Profile," <https://factfinder.census.gov/>

### 6.12.5.2 California Department of Finance

DOF estimated Ventura County to have a population of 856,508 and 287,080 dwelling units in 2016. The average household size within the County was estimated to be 3.1 people and the housing vacancy rate was .8 percent.<sup>5</sup> DOF estimated the City of Camarillo to have a population of 69,924 and 26,461 dwelling units in 2016. The average household size within the City was estimated to be 2.68 people and the housing vacancy rate was 2.1 percent.<sup>6</sup>

### 6.12.5.3 Southern California Association of Governments

The proposed project is within the six-county jurisdiction of SCAG, which includes Los Angeles, Ventura, Orange, San Bernardino, Riverside, and Imperial Counties. The most recent demographic projections calculated by SCAG are contained in its Draft Regional Transportation Plan (RTP).<sup>7</sup> The RTP forecasts the population, housing, and employment growth expected to occur throughout Southern California to guide transportation improvements throughout the region. The data is used by SCAG as the socioeconomic baseline for regional planning efforts. **Table 6.12-1, SCAG Demographic Forecast for the City of Camarillo**, provides the most recent RTP forecast data for population, households, and jobs in the City.

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**Table 6.12-1**  
**SCAG Demographic Forecast for the City of Camarillo**

	2008	2020	2035
Population	64,500	72,200	76,700
Households	24,400	27,500	29,700
Employment	32,200	37,800	40,600

*Source: SCAG, 2012 Regional Transportation Plan/Growth Vision: Socio-Economic Forecast Report, 2012. [http://rtpscs.scag.ca.gov/Documents/2012/final/SR/2012fRTP\\_GrowthForecast.pdf](http://rtpscs.scag.ca.gov/Documents/2012/final/SR/2012fRTP_GrowthForecast.pdf)*

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### 6.12.5.4 Project Site

The project site includes the vacant portion of St. John's Seminary College.

Residential dormitories on the former St. John's Seminary College campus have been unused since the college closed in 2003 and are currently vacant. No other residential uses exist on this portion of the site.

<sup>5</sup> California Department of Finance. "City/County Population and Housing Estimates," <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>. 2016.

<sup>6</sup> California Department of Finance. "City/County Population and Housing Estimates," <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>. 2016.

<sup>7</sup> SCAG, "2016 Final Regional Transportation Plan," <http://rtpscs.scag.ca.gov/Pages/Draft-2012-2035-RTP-SCS.aspx>. 2016.

### 6.12.6 THRESHOLDS OF SIGNIFICANCE

In order to assist in determining whether a project will have a significant effect on the environment, the *State CEQA Guidelines*, City of Camarillo Threshold Guidelines (adopted from the *State CEQA Guidelines*, Appendix G) identify criteria for conditions that may be deemed to constitute a substantial or potentially substantial adverse change in physical conditions.

Under the following thresholds, a project may be deemed to have a significant impact if it would

- induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through an 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.

### 6.12.7 ENVIRONMENTAL IMPACTS

**Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through an extension of roads or other infrastructure).**

#### *Impacts*

According to SCAG projections, the City's population will increase to 72,200 by 2020, an increase of approximately 5,999 residents over the 2010 census population of 66,201 residents. The 2014 population estimate for the City of Camarillo is 66,923 residents.<sup>8</sup> An increase in population that would exceed the 2020 projection at buildout would be considered a significant impact. **Table 6.12-2, Project Population Generation**, shows the population that would be expected to be generated by the proposed project. The US Census average household size is for the City of Camarillo is 2.65 residents; however, as a senior citizen housing community (the housing must include at least one person who is age 55 or older) a conservative estimate average household size is 2.00 residents.<sup>9</sup>

<sup>8</sup> CityData.com for the City of Camarillo, website: <http://www.city-data.com/city/Camarillo-California.html>, November 2016.

<sup>9</sup> Census statistics show that average household size decreases with age, especially after age 45, and is below two persons per household for households over age 65. National Association of Home Builders 50+ Housing Council, *Approving 55+ Housing: Facts That Matter*, <https://www.winchester.us/DocumentCenter/View/1182>.

**Table 6.12-2  
Project Population Generation**

<b>Number of Dwelling Units</b>	<b>Average Household Size</b>	<b>Project Population Generated</b>	<b>Existing Population on the Project Site</b>	<b>Projected City Population Plus Project<sup>1</sup></b>
300	2.00 <sup>1</sup>	600	0	67,523

*Source: Impact Sciences, November 2016*

*Notes: Population estimates are rounded to the nearest whole number.*

<sup>1</sup> *The Projected City Population Plus Project is the estimated 2014 City population summed with the population generated by the proposed project.*

As shown in **Table 6.12-2**, the population generated by the proposed project would not exceed the 2020 population projections of 72,200 for the City of Camarillo. As the proposed project would not induce population growth in excess of that projected for the City, the project's direct impacts would be less than significant.

The project site is currently served by roads and other infrastructure, including water and electrical service. Improvements such as connections to existing utility infrastructure serving the area would be required, but would not result in the extension of utility infrastructure to a previously unserved area. Internal roadways would be developed to serve the residential uses, but existing roads provide adequate access to the proposed project site and would not require extension. As such, the project's indirect impacts would be less than significant.

### ***Mitigation Measures***

No mitigation is required.

### ***Residual Impacts***

Impacts would be less than significant.

**Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.**

### ***Impacts***

The project site currently contains no housing or residents. The project proposes a senior citizen housing development which would comprise 300 dwelling units, therefore helping the City obtain RHNA goals by providing housing on a site that is currently vacant. As such, implementation of the proposed project

would not displace any existing housing, nor would it necessitate the construction of replacement housing elsewhere. No impacts would occur.

***Mitigation Measures***

No mitigation is required.

***Residual Impacts***

No impacts would occur.

**Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.**

***Impacts***

The project proposes residential development which would provide 300 new dwelling units to the City's overall housing stock. As shown in **Table 6.12-2**, the senior citizen housing development proposed by the project would support a population of approximately 600 residents, which, as mentioned above, would help the City obtain RHNA goals by providing housing on a site that currently provides no housing. Since the project site currently contains no structures for housing and current employment no displacement of people would occur. Therefore, there would be no impacts and no mitigation is required.

***Mitigation Measures***

No mitigation is required.

***Residual Impacts***

No impacts would occur.

**6.12.8 CUMULATIVE ANALYSIS**

***Impacts***

Cumulative development within the City of Camarillo, as discussed in **Section 5.0, Cumulative Scenario**, would add 1,049 residential units to the City's existing housing stock. **Table 5.0-1, Related Projects**, lists each cumulative residential development and the number of residential units proposed. Based on the City's average household size of 2.65 residents per dwelling unit, the 749 units proposed by cumulative projects would generate an estimated population of 1,985 residents within the City of Camarillo.

**Table 6.12-3  
Cumulative Plus Project Population**

	<b>Dwelling Units</b>	<b>Average Household Size</b>	<b>Residents Generated by Cumulative Projects</b>	<b>Projected 2020 City Population</b>
<b>Cumulative Projects</b>				
Total	749	2.65	1,985	68,908
<b>Proposed Project</b>				
Total	300	2.00	600	
<b>Cumulative Plus Project</b>				<b>69,508</b>

*Source: Impact Sciences, November 2016*

*Notes: Population estimates are rounded to the nearest whole number.*

*2 The Projected City Population Plus Project is the estimated 2014 City population summed with the population generated by the proposed project.*

As shown in **Table 6.12-3**, the maximum estimated population generated by both the proposed project and cumulative projects would be 69,508, which is within the SCAG population projection of 72,200 by 2020. As the population generated by cumulative projects would not exceed projections for the City of Camarillo, cumulative impacts related to population and housing would be less than significant.

### ***Mitigation Measures***

No mitigation is required.

### ***Residual Impacts***

Impacts would be less than significant.

## **6.12.9 CONSISTENCY WITH GENERAL PLANS**

The *City of Camarillo General Plan Housing Element* provides the following goals and policies for population and housing that apply to the proposed project. An analysis of the consistency of the St. John's Seminary Residential Community with each of the General Plan goals, objectives, and policies is provided below.

### **6.12.9.1 Housing Element Policies**

**Policy** Preserve the high quality of the city's existing housing stock and residential environment.

**Analysis:** The proposed project would support this policy by providing high quality housing to supplement the City's existing stock.

**Policy** Meet the city's local housing needs commensurate with its fair share of regional needs, including housing that is affordable to all income groups, to the maximum feasible extent.

**Analysis:** The proposed project would provide additional housing to the City and is, therefore, consistent with this policy. While the proposed project does not include an affordable housing component, it would not conflict with this policy.

**Policy** Promote accessibility to housing opportunities by all households, regardless of income, race, color, religion, national origin, ancestry, sex, marital status, age, familial status, disabilities/medical conditions, source of income, sexual orientation, or any other arbitrary factors.

**Analysis:** Although the proposed project is a senior citizen housing development, it would be accessible to all applicants regardless of income, race, color, religion, national origin, ancestry, sex, marital status, familial status, disabilities/medical conditions, source of income, or any other factors. The proposed project would not conflict with this policy.

### **6.12.9.2 Summary**

The proposed project would not conflict with the City's General Plan.