



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: July 14, 2023

TO: Sandra Carlson, Associate Engineer – Civil, Public Utilities Department

FROM: Tara Ash-Reynolds, Associate Planner, Planning Department

SUBJECT: Request for the preparation of a Water Supply Assessment for the University Community Plan Update (IO # 21004253)

The Environmental Policy section of the Planning Department has determined that the above referenced project is required to complete a water supply assessment in conformance with Senate Bill (SB) 610. The determination of whether SB 610 and/or SB 221 apply was made by reviewing Water Code Section 10912 and Government Code Section 65867.5 in consultation with the Public Utilities Department. We would appreciate Public Utilities Department review of the project regarding conformance with SB 610 and SB 221. The following information is provided to aid in the assessment process:

PROJECT DESCRIPTION

The project is a comprehensive update of the University Community Plan. The updated Community Plan includes policies to create a network of parks and pedestrian and bicycle pathways that connect villages and destinations in the community, establish additional villages and neighborhood centers promoting a mix of employment and housing options, and provide housing and employment opportunities near transit. The village areas will provide for additional housing, public spaces, multi-modal circulation improvements, and parks. The mixed-use villages are primarily located within Transit Priority Areas. The proposed land uses will support mixed-use, transit-oriented, and pedestrian-friendly development. The updated Community Plan provides long-range options and opportunities for new housing and employment. It does not require property owners to redevelop or mandate that development will happen.

PROJECT LOCATION

The University Community Planning Area encompasses approximately 8,676 acres of the City of San Diego. The Community Planning Area is generally bounded by State Route 52 (SR-52) on the south, Interstate 805 (I-805) on the east, and I-5 and the Pacific Ocean on the west. University is bordered by several other community planning areas including Clairemont Mesa

to the south; Marine Corps Air Station (MCAS) Miramar, Mira Mesa, and Torrey Pines to the east; and La Jolla to the west. (Refer to Attachment 1.)

RESIDENTIAL

The 2020 Urban Water Management Plan bases the projected demand for water on the SANDAG Series 14 - Housing, Population and Employment Forecast for the year 2045. The SANDAG Forecast indicates that the University Community could have 28,646 homes by the year 2045, which is the same number of homes that SANDAG is forecasting for the year 2050 with no change. The SANDAG Series 14 Forecast is based on the adopted community land use plan which provides long-term housing capacity.

According to the Series 14 forecast, SANDAG estimated the University Community had 27,994 existing homes in the year 2020, which leaves a capacity of 652 homes. This shows that the current community plan has very limited remaining capacity. For this analysis, due to the increased residential capacity with the updated Community Plan, approximately 800 homes are anticipated annually from 2020 to 2045. By 2045, including the 2020 Series 14 forecast estimate, the total number of homes is projected to reach 48,000. The utilization of this capacity could occur at 2050 or beyond.

HOUSEHOLD POPULATION

The SANDAG Forecast shows that the University Community could have a household population of 65,057 people by 2050. The draft communities plan buildout estimates that the University Community will have approximately 131,725 people living in an occupied housing unit at full buildout, which is 66,668 people more than the SANDAG Series 14 forecast for the year 2050. The estimated Community Plan buildout assumes a vacancy rate of 2.2 percent for single family and 6.0 percent for multifamily and a rate of 2.41 persons per household for all structure types, which is consistent with the SANDAG Forecast.

EMPLOYMENT

The SANDAG Forecast shows that the University Community could have 103,361 total employees by 2050. The Draft Community Plan buildout is estimating approximately 142,000 employees, which is 38,639 more employees than the Forecast for 2050. The forecast shows that by 2045 there could be 99,971 employees, which is 3,390 fewer jobs than SANDAG is forecasting for the year 2050. The SANDAG Forecast shows that by 2045 there is an adequate supply of jobs to meet the demand without utilizing the full forecast housing capacity. Thus, the theoretical community plan buildout, which would add approximately 52,000 additional jobs, would occur beyond the forecast. The utilization of the capacity could happen at 2050 or beyond. If the additional supply of jobs was included into the Forecast, it would not occur prior to 2045 since an increase in supply is not going to significantly affect the increase in demand for jobs in an urban area. Just like housing, the Community Plan provides long-term job capacity beyond 2050.

Non-Residential

As of 2020, the community had approximately 59,300,000 square feet of non-residential floor area. The Draft Community Plan is estimating approximately 99,900,000 square feet of non-residential buildout which could be built beyond 2050 planning horizon. This is 40,000,000 more square feet than what is built now. As discussed in the “Employment” section above, the full capacity could happen at 2050 or beyond because increasing non-residential supply will not greatly impact demand. The estimated Community Plan buildout assumes a growth rate of 1% of the total buildout year over year which is approximately 1,000,000 square feet per year. By 2045, it is anticipated that there will be approximately 69,500,000 square feet of non-residential floor area in the community. See Attachment 2 “Residential Buildout and Non-Residential Buildout: Building Square Feet by Land Use Category” to view the 2045 non-residential buildout by land use category.

SUMMARY

Table 1 provides a summary of the SANDAG Forecast in comparison to the Draft Community Plan Buildout.

Table 1	SANDAG Series 14 Baseline Forecast (DS 35)¹			Draft Community Plan Buildout²	
	2020	2045	2050	2045	Beyond 2050
Total Housing Units	27,994	28,646	28,646	48,000	57,000
<i>Multifamily</i>	22,775	23,154	23,154	43,000	52,000
<i>Single Family</i>	5,219	5,492	5,492	5,000	5,000
<i>Mobile Homes</i>	0	0	0	0	0
<i>Household Population</i>	64,206	64,308	65,057	120,500	131,700
<i>Employees</i>	83,497	99,971	103,361	132,400	142,000
<i>Non-Residential Floor Area (S.F.)</i>	N/A	N/A	N/A	69,500,000	99,900,000

¹ SANDAG Series 14 Regional Growth Baseline Forecast (DS35) 2050.

² The Draft Community Plan buildout is assumed to be for the year 2050 for the purposes of this analysis although buildout of the housing units and employees could occur after 2050.

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Sandra Carlson
June 13, 2023

NEXT STEPS

We would appreciate your department's review of the project regarding conformance with SB 610 and SB 221. Please do not hesitate to contact me directly at (619) 533-6492 or at TAshreynolds@sandiego.gov should you need any additional information and/or have questions.

Sincerely,

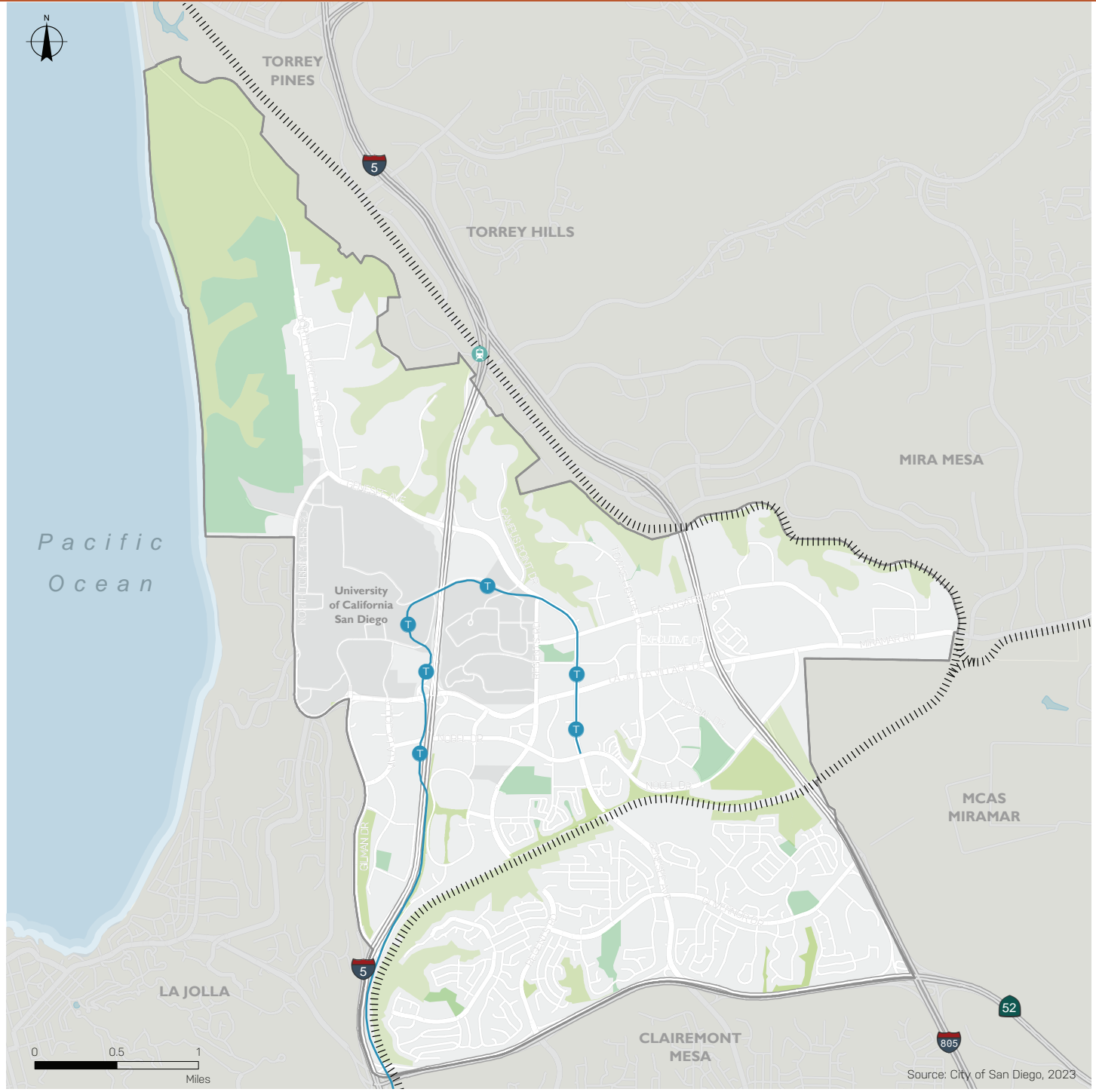
Tara Ash-Reynolds
Associate Planner
TA/TG

Attachment:






1. University Community Plan Area Boundary
2. Residential Buildout and Non-Residential Buildout: Building Square Feet by Land Use Category

cc: Tait Galloway, Deputy Director, Planning Department
Rebecca Malone, AICP, Program Manager, Planning Department
Coby Tomlins, Program Manager, Planning Department
Nancy Graham, Development Project Manager III, Planning Department
Elena Pascual, Senior Planner, Planning Department
Nathen Causman, Senior Planner, Planning Department

Attachment 1: Planning Area



Source: City of San Diego, 2023

- | | | | |
|-------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|-----------------------------------|
|  | Community Planning Area |  | Freeways |
|  | UC San Diego Campus |  | Trolley |
|  | Open Space |  | Trolley Station |
|  | Parks |  | Coaster Station |
| | |  | Coaster, Amtrak, and Freight Rail |

Non-Residential Buildout of Proposed Land Use Scenario				
Land Use Category	Existing Floor Area (sf) ¹	Adopted Plan Floor Area (sf) ²	Proposed CPU Floor Area (SF) - 2045 ³	Proposed CPU Floor Area (sf) ⁴
Education	633,000	633,000	633,000	633,000
Industrial Park / R&D	10,600,000	14,050,000	14,663,000	27,243,000
Institutional	602,000	602,000	602,000	602,000
Institutional - Higher Education	27,800,000	27,800,000	27,800,000	27,800,000
Institutional - Medical	2,730,000	2,730,000	2,730,000	2,730,000
Light Industry / Warehouse	2,091,000	2,929,000	429,000	797,000
Office Commerical	11,405,000	10,361,000	16,875,000	29,462,000
Recreation	108,000	108,000	108,000	108,000
Retail Commercial	1,721,000	2,259,000	4,282,000	7,957,000
Visitor Commercial	1,595,000	1,595,000	1,364,000	2,535,000
Grand Total	59,285,000	63,067,000	69,486,000	99,867,000

- Existing Floor Area was calculated by staff by reviewing and validating parcel level data
- Adopted Plan Floor Area is the assumed non-residential buildout of the 1987 Community Plan
- Proposed CPU Floor Area for 2045 is based upon the of the proposed land use scenario with an assumed growth rate of 1% of total assumed floor area year over year
- Proposed CPU Floor Area is the assumed buildout of the proposed land use scenario

Residential Buildout of Proposed Land Use Scenario		
Land Use Category	Adopted Plan Units ⁵	Proposed CPU Units ⁶
Multi-Family	23,220	52,220
Single-Family	4,780	4,780
Grand Total	28,000	57,000

- Adopted Plan Units is the assumed residential buildout of the 1987 Community Plan
- Proposed CPU Units is the assumed residential buildout of the proposed land use scenario