

Appendix M: Request for the Preparation of a Water Supply Assessment

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THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: September 17, 2018

TO: George Adrian, Program Manager, Public Utilities Department

FROM: Elena Pascual, Assistant Planner, Planning Department

SUBJECT: Request for the preparation of a Water Supply Assessment for the Mission Valley Community Plan Update (IO #21004103)

This memo is an update to the previous Water Supply Assessment request dated December 11, 2017. The build out numbers for the Mission Valley Community Plan Update Project have been revised and the Planning Department requests that the Water Supply Assessment be updated to reflect this change.

The CEQA & Environmental Policy team from the Planning Department has made a determination 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 your department's 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 Mission Valley Community Plan, which was originally adopted in 1985 and has since undergone over 20 amendments. The updated Community Plan is anticipated to include policies and actions to foster a mixed-use, transit-oriented, and pedestrian-friendly Mission Valley community, promote additional housing to accommodate a diverse range of household sizes and incomes, enhance the San Diego River, and provide additional open spaces.

PROJECT LOCATION

The Community Plan Planning Area is generally bounded by Friars Road and the northern slopes of the valley on the north, the eastern banks of the San Diego River on the east, the southern slopes of the valley on the south, and I-5 on the west, encompassing an area of approximately five square miles. Mission Valley is bordered by several other community planning areas: Old Town San Diego, Uptown, Greater North Park, Normal Heights, Kensington-Talmadge, and College Area to the south; Navajo to the east; Tierrasanta, Kearny Mesa, Serra Mesa, and Linda Vista to the north; and Mission Bay Park to the west. As of 2012,

Mission Valley has approximately 12,649,873 square feet of commercial uses (retail and office) and 11,244 dwelling units.

FORECAST

The SANDAG Series 13 – 2050 Regional Forecast shows that by the year 2050 Mission Valley could have 20,734 total housing units. The SANDAG Series 13 Forecast represents the long-term development of the adopted community plan. The draft community plan is calculated to have a total build out of 39,157 housing units. This is a potential increase of 18,423 total housing units above the SANDAG 2050 forecasted amount. The draft community plan build out is a theoretical calculation of build out which could occur after 2050 rather than a forecasted amount. The draft community plan estimated build out assumes 1,717 fewer single-family homes and 20,140 additional multifamily units from the forecast at the year 2050. The draft community plan estimated build out assumes 1,688 fewer single-family homes from the forecast at the year 2040. The draft community plan build out assumes that the 1,688 units would be developed as multifamily units rather than single-family units.

The 2015 Urban Water Management Plan bases the projected demand for water on the SANDAG Series 13 Forecast for the year 2040. The SANDAG Series 13 Forecast indicates that Mission Valley could have 20,076 housing units by the year 2040 which is 658 fewer housing units than SANDAG is forecasting for the year 2050. The SANDAG forecasts takes economic trends in the market and demographic changes, which affects demand for housing for the region and the community together. The Forecast shows that by 2040 there is an adequate supply of housing to meet the demand without utilizing the full forecasted housing capacity. Thus, the theoretical draft community plan build out, which would add 18,423 additional housing units, would occur beyond the 2050 forecast. The utilization of the capacity could happen at 2050 or beyond. This is to say, if the additional supply of multifamily units was included into the forecast, it would not occur prior to 2040 since an increase in supply is not going to significantly affect the increase in demand for infill housing in an urban area.

The draft community plan build out estimates that Mission Valley will have 72,440 people living in an occupied housing unit at build out, which is 36,451 people more than the SANDAG Series 13 Forecast for the year 2050. The draft community plan build out used an assumption of a vacancy rate of 9.1 percent and a 1.91 persons per household for all structure types which is consistent with the SANDAG forecast.

The SANDAG Series 13 Forecast shows that Mission Valley could have 59,447 total employees by 2050. The draft community plan update build out is estimating 64,591 employees which is an increase of 5,144 employees above the 2050 Forecast. The SANDAG forecast indicates that Mission Valley could have 58,346 employees by the year 2040 which is 1,101 fewer employees than the SANDAG forecast for the year 2050. The Forecast shows that by 2040 there is an adequate supply of jobs to meet the demand without utilizing the forecasted employment at 2050. The utilization of the additional draft community plan update employment capacity could happen at 2050 or beyond.

	SANDAG Series 13 - 2050 Forecast			Draft Plan
	2012	2040	2050	Build out
Multifamily	10,163	18,388	19,017	39,157
Single Family	1,070	1,688	1,717	-
Mobile Homes	0	0	0	0
Total Housing Units	11,233	20,076	20,734	39,157
Household Population	18,712	35,034	35,989	72,440
Employees	45,197	58,346	59,447	64,591

Please do not hesitate to contact me directly at (619) 533-5928 or at EPascual@sandiego.gov should you need any additional information and/or have questions.

Sincerely,

Elena Pascual
Assistant Planner

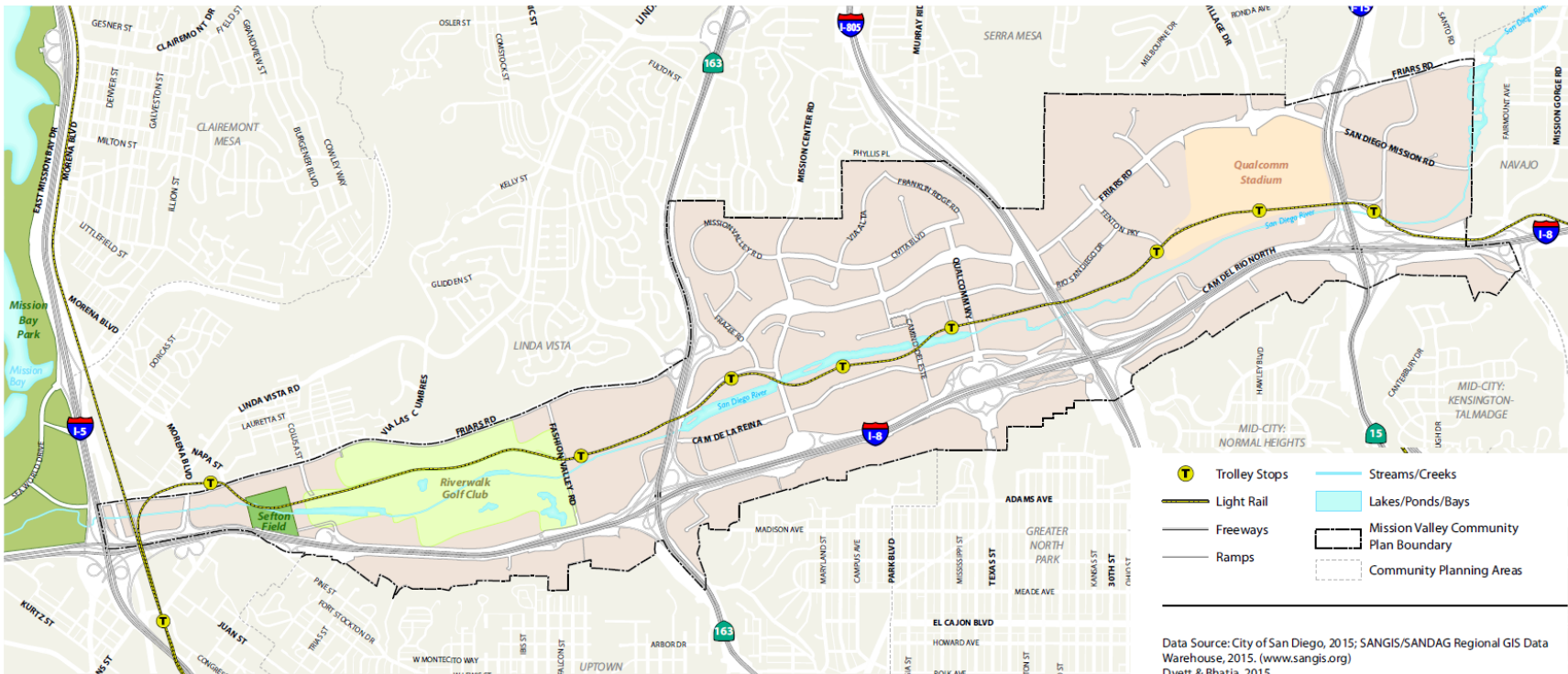
EP/RM/TG

Attachment:

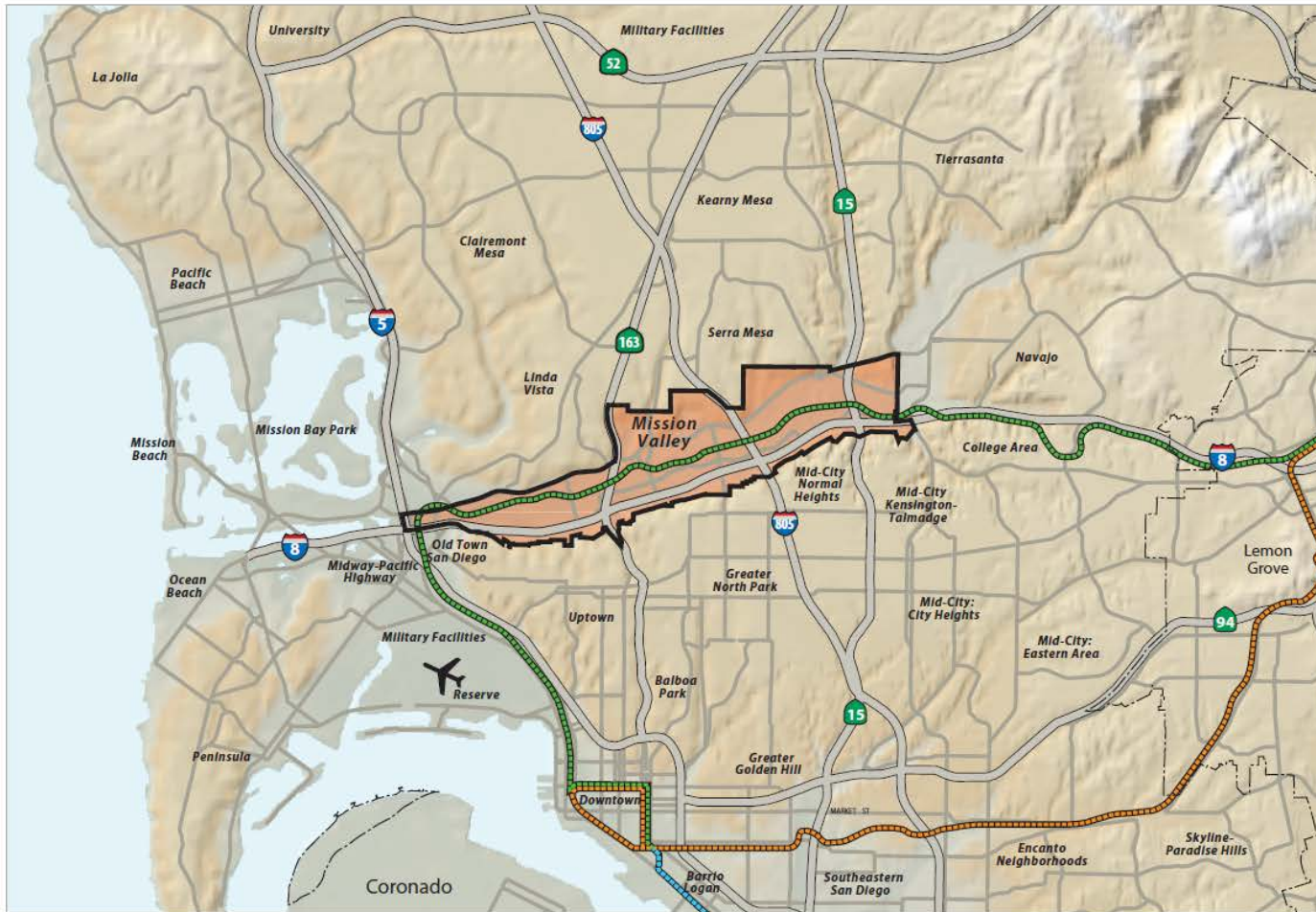
- A. Mission Valley Community Plan Boundary Map
- B. Mission Valley Regional Location Map

cc: Rebecca Malone, Senior Planner, Planning Department
Brian Schoenfisch, Program Manager, Planning Department
Tait Galloway, Program Manager, Planning Department
Nancy Graham, Senior Planner, Planning Department
Melissa Garcia, Senior Planner, Planning Department
Khuram Shah, Associate Engineer, Public Utilities Department

Mission Valley Community Plan Boundary Map

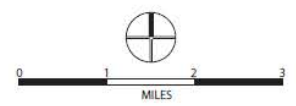


Mission Valley Regional Location Map



Mission Valley Regional Location

- Mission Valley Community Planning Area
- Orange Line Trolley
- Blue Line Trolley
- Greenline Trolley
- City Limits



Source: City of San Diego, 2014; SanGIS Regional Data Warehouse, 2014; Dyett & Bhatia, 2015.

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