

3.12 Population and Housing

This section describes the environmental and regulatory settings and draft significance criteria with respect to population and housing.

3.12.1 Environmental Setting

This subsection describes the environmental setting for population and housing. The environmental setting includes descriptions of the political jurisdictions and geographical areas crossed by the proposed project and discusses demographic characteristics for population, housing, and employment in San Diego County and the incorporated jurisdictions within the county. This subsection also provides the results of background research along the proposed project temporary workspaces and permanent right-of-way.

The proposed project would be located in San Diego County and would cross or be constructed within the incorporated cities of Escondido, Poway, and San Diego; the unincorporated county communities of Rainbow, Fallbrook, Bonsall, and Valley Center; and the boundaries of Marine Corps Air Station Miramar, as discussed in Chapter 2.0, Project Description.

The proposed project would be located in San Diego County, which has the same boundaries as the San Diego-Carlsbad, California Metropolitan Statistical Area (MSA).¹ For purposes of this section, the county and the MSA are referred to as the study area and comprise the proposed project's regional setting. Census Bureau data collected over the five-year period from 2011 to 2015 show that almost 50 percent of San Diego County residents work outside their immediate communities, and average commute time is 25 minutes, indicating that residents commonly commute to other cities and towns for work (U.S. Census Bureau n.d.[a]). Based on the geographic extent of the proposed project and the fact that workers may commute from various locations, the analysis for population and housing assumes that temporary construction workers could live or lodge in various locations throughout the county.

3.12.1.1 Methodology

The environmental setting is based on the best available demographic data for existing and projected population, housing stock, and employment. Timelines associated with publishing census and regional demographic data differ. Demographic, housing, and employment data were collected at the county and municipal level for jurisdictions in the study area. The socioeconomic data presented in this section are primarily U.S. Census Bureau American Community Survey five-year estimates from 2011 to 2015, which are the most recent data available for all jurisdictions in the study area. Data from the 2010 census, which provide a more accurate count of the local population, were used to assess recent populations within the study area. The environmental setting also cites 2020 and 2035 population projections from the San Diego Association of Governments (SANDAG). SANDAG is a regional planning agency that works with cities and unincorporated communities in the San Diego-Carlsbad, California MSA, providing technical assistance with population, housing, and economic forecasting. The most recent numbers regarding temporary lodging and hotel occupancy rates in the study area (calendar year 2016) were

¹ MSAs are geographical divisions established by the U.S. Office of Management and Budget for the purposes of collecting, organizing, and reporting demographic statistics obtained through the census. An MSA has an urban area as its core and includes surrounding communities with strong social and economic ties to the urban core. An MSA's boundaries tend to follow town or county borders. The social and economic connections in an MSA are measured through commuting patterns, which are used to determine the size of the MSA (U.S. Census Bureau 2016).

obtained from the San Diego Tourism Authority (San Diego Tourism Authority n.d.; San Diego Tourism Authority, Planning and Research n.d.).

3.12.1.2 Population

Population and housing in San Diego County are largely concentrated in the western, coastal part of the county. Incorporated cities of various sizes are located along the coast and tend to have fairly high population densities compared to inland parts of the county. Historically, development has been concentrated along the coast due to the desirability of the location, access to infrastructure and transportation options, and access to employment and commercial centers, among other factors. Cities and unincorporated communities in eastern, inland parts of the county tend to have lower population and development densities, and are typically located along major roadways and transportation corridors, including State Route (SR) 78, SR 79, and SR 94.

Table 3.12-1 shows 2010 census population counts and SANDAG population projections for San Diego County and the incorporated cities in the study area. The jurisdictions in the study area vary widely in population size. San Diego County as a whole had a population of approximately 3.1 million people in 2010 and was the fifth most populous county in the nation (Mackun and Wilson 2011). More than a third of county residents (approximately 1.3 million people in 2010) live in the city of San Diego. In 2010, San Diego was the second largest city in California and the eighth most populous city in the nation by population (U.S. Census Bureau n.d.[b]). The city of Poway, with a population of 47,811 people in 2010, is the least populous incorporated city in the study area. The jurisdictions in the study area are growing, with the projected growth rate between 2010 and 2020 ranging from 4.6 percent for the city of Poway to 14.7 percent for the city of Escondido, and projected growth rate between 2010 and 2035 ranging from 11 percent for the city of Poway to 27.4 percent for the city of San Diego.

Table 3.12-1 2010 Population and Projected Population in the Study Area

Location	2010 Population	2020 Projected Population (Percent Change from 2010)	2035 Projected Population (Percent Change from 2010)
San Diego County	3,095,313	3,435,713 (11.0)	3,853,698 (24.5)
City of San Diego	1,307,402	1,453,267 (11.2)	1,665,609 (27.4)
City of Escondido	143,911	165,095 (14.7)	172,697 (20.0)
City of Poway	47,811	50,026 (4.6)	53,062 (11.0)

Sources: U.S. Census Bureau n.d. (c-f); SANDAG 2015

3.12.1.3 Housing

Table 3.12-2 presents housing data for jurisdictions in the study area. Over 1.1 million housing units exist in San Diego County. Almost half of San Diego County’s housing units are located in the city of San Diego. In comparison, the cities of Escondido and Poway have smaller housing stocks (47,190 and 16,436 units, respectively). The total number of housing units in San Diego County is projected to increase to an estimated 1,249,684 units by 2020, a projected 5.8 percent increase. By 2035, the total number of housing units in San Diego is projected to increase to an estimated 1,394,783 units, a projected 18.1 percent increase (SANDAG 2015).

The 2011 to 2015 five-year estimates show that the number of vacant units in cities in the study area ranged between approximately 604 units in the city of Poway to approximately 37,319 units in the city of San Diego (Table 3.12-2). Approximately 86,649 units were vacant in San Diego County. The rental vacancy rates in San Diego County and the cities in the study area during this period ranged from 3 percent in the city of Poway to 4.7 percent in the city of Escondido, and were notably higher than homeowner vacancy rates. Rental vacancy rates in the study area were close to or slightly below the statewide homeowner and rental vacancy rates from 2011 to 2015 (U.S. Census Bureau n.d.[g]).

Table 3.12-2 Housing Availability in the Study Area (2011 to 2015 5-Year Estimates)

Location	Number of Units	Total Number of Vacant Units	Homeowner Vacancy Rate	Rental Vacancy Rate
San Diego County	1,180,806	86,649	1.5	4.1
City of San Diego	522,410	37,319	1.4	3.8
City of Escondido	47,190	2,149	1.2	4.7
City of Poway	16,436	604	0.8	3.0

Source: U.S. Census Bureau n.d. (h-k)

Temporary lodging also is available within the study area. The San Diego Convention Center and Visitors Bureau reported that, in 2016, San Diego County had approximately 543 hotel, motel, bed and breakfast, and casino hotel properties, providing a total of 61,010 rooms to visitors (San Diego Tourism Authority n.d.). In 2016, the hotel occupancy rate in San Diego County was 77.1 percent, with approximately 13,970 rooms vacant on average. The city of San Diego had a higher hotel occupancy rate in 2016 of 79.1 percent (San Diego Tourism Authority, Planning and Research n.d.). Seven county parks and more than 80 commercial recreational vehicle (RV) parks and resorts also provide facilities for cabin, tent, and RV camping. In 2016, San Diego County had approximately 973,000 overnight visitors who camped, stayed in RVs, or stayed in other types of lodging (excluding hotels, motels, or private homes) (County of San Diego Parks and Recreation n.d.[a-g]; Google Earth 2017; San Diego Tourism Authority, Planning and Research n.d.).

3.12.1.4 Employment

In each jurisdiction, a relatively small proportion of the population is employed in construction trades. Within the study area, workers employed in construction trades range from 4.0 percent of total civilian employment in the city of San Diego to 8.1 percent of total civilian employment in the city of Escondido (Table 3.12-3). The entire construction workforce in San Diego County is 80,110 workers, 5.5 percent of total civilian employment.

Unemployment in the study area ranged from 3.5 percent of the workforce in the city of Poway to 5.5 percent of the workforce in the city of San Diego (Table 3.12-3). The percentage of the workforce that was unemployed in all of the jurisdictions in the study area was less than California as a whole (6.2 percent) during the same period (U.S. Census Bureau n.d.[l]).

Table 3.12-3 Employment in the Study Area (2011–2015 5-Year Estimates)

Location	Total Civilian Employment (2011 – 2015)	Employment in Construction Trades (Percentage of Total Civilian Employment)	Total Unemployed Population (Unemployment Percentage)
San Diego County	1,462,130	80,110 (5.5)	139,302 (5.4)
City of San Diego	656,577	26,368 (4.0)	60,703 (5.5)
City of Escondido	66,225	5,336 (8.1)	5,900 (5.1)
City of Poway	23,404	1,335 (5.7)	1,384 (3.5)

Source: U.S. Census Bureau n.d. (m–p)

3.12.2 Regulatory Setting

This subsection summarizes federal, state, and local laws; regulations; and standards that govern population and housing.

3.12.2.1 Federal

No federal regulations are known to apply to the proposed project with respect to population and housing.

3.12.2.2 State

No state regulations are known to apply to the proposed project with respect to population and housing.

3.12.2.3 Regional and Local

Government Code Sections 65580 and 65589.8

The Housing Element is one of seven general plan elements mandated by the state of California, as articulated in Sections 65580 through 65589.8 of the Government Code. Each city and county is required to discuss how it will contribute to the state housing goal. The purpose of the Housing Element is to ensure that local governments adequately plan and develop policies to meet the existing and projected residential housing needs at all economic levels. To inform local Housing Elements, regional associations of governments, such as SANDAG, complete Regional Housing Needs Assessments (RHNA) before each Housing Element planning cycle. RHNA are developed through a process of inventorying existing housing stock, reviewing trends and projections influencing housing demand, and determining whether land designated for residential use is sufficient to accommodate the portion of regional growth expected to occur in the local community. SANDAG prepares the RHNA in coordination with the Regional Transportation Plan/Sustainable Communities Strategy to ensure the same planning assumptions are used and the plans are consistent with each other (SANDAG n.d.).

Housing Elements from the general plans listed below were reviewed for policies and standards that are applicable to the analysis of the population and housing in relation to the proposed project. This review determined that no housing policies or programs included in these plans apply to the proposed project.

- County of San Diego General Plan Housing Element (2011)
- City of San Diego General Plan Housing Element (2013)
- City of Escondido General Plan Housing Element (2012)
- City of Poway Housing Element Update (2013)

3.12.3 Draft Significance Criteria

Had an impact analysis been completed for the proposed project, significance criteria would likely have been based on California Environmental Quality Act Guidelines Appendix G. An impact might have been considered significant if the project would:

- a) Induce substantial population growth in any area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure);
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

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