

### 3.1.5 Population and Housing

This section describes the existing population, employment, and housing conditions in California, San Diego County, and the Project Area. It also identifies increases in population and housing that would occur from implementation of Otay Ranch Village 14 and Planning Areas 16/19 (Proposed Project). This section also evaluates the extent to which the Proposed Project has the potential to induce growth.

Changes in population, employment, and housing demand are social and economic effects, not environmental effects. According to the California Environmental Quality Act (CEQA), these effects should be considered in an environmental impact report (EIR) only to the extent that they create adverse impacts on the physical environment. According to Section 15382 of the CEQA Guidelines, “An economic or social change by itself shall not be considered a significant effect on the environment” (14 CCR 15000 et seq.).

This section tiers from the 1993 Otay Ranch Final Program EIR (Otay Ranch PEIR) (City of Chula Vista and County of San Diego 1993a) because the Proposed Project is within the boundaries of the Otay Ranch General Development Plan/Otay Subregional Plan (Otay Ranch GDP/SRP) (City of Chula Vista and County of San Diego 1993b), and development of the Project Area was analyzed in the Otay Ranch PEIR. The Otay Ranch PEIR determined that growth-inducing impacts as a result of implementation of the proposed Otay Ranch GDP/SRP would be significant and unavoidable, because there were no feasible mitigation measures. However, the County of San Diego (County) determined that housing and population impacts identified in the Otay Ranch PEIR were acceptable because of specific overriding considerations.

The Proctor Valley Road North, Perimeter Trail, and Preserve Trail Options, as described in Chapter 1, Project Description, of this EIR, were analyzed, as applicable, throughout this EIR. If these options are selected by the County Board of Supervisors, there would be no potential for impacts related to population and housing for the Proposed Project.

#### 3.1.5.1 Existing Conditions

##### 3.1.5.1.1 Environmental Setting

###### State of California

The following statewide population discussion is based on demographic estimates from the California Department of Finance. The employment discussion is based on information from the California Employment Development Department. The housing discussion is based on the California Department of Housing and Community Development’s statewide housing plan update that analyzed housing needs for 1997 through 2020.

### Population

California is the most populous state in the United States (DOF 2016a). The state's population grew by 0.9% in 2015, adding 348,000 residents, resulting in a total population of 39.3 million as of January 1, 2016 (DOF 2016b). California grows at a rate of approximately 400,000 to 600,000 persons annually as a result of strong migration from other states and nations, high birth rates among segments of California's population, and long life spans resulting from advances in research and medicine. The state's population is expected to continue growing over the next several decades, although at a slower rate than in previous years. By 2050, California's population is expected to reach 49.8 million (DOF 2014).

### Employment

According to the California Employment Development Department, California's civilian labor force totaled 19.4 million as of November 2016 (EDD 2016a). Of those people, 18.4 million are employed and 976,400 are unemployed, making the statewide unemployment rate 5%. No future unemployment projection is available; however, with California's population continually increasing, population growth is expected to outpace job growth.

### Housing

The population increase in California between 1997 and 2020 is predicted to result in the demand for approximately 5 million new housing units. According to current growth trends, almost all of the population growth and resultant housing demand will occur in metropolitan areas. To meet the projected housing need, homebuilders and developers will have to build an average of 220,000 housing units each year between 1997 and 2020, which will be a significant challenge when considering past construction rates. For example, between 1980 and 1990—a period of tremendous housing construction throughout California—annual production (as measured by single- and multi-family development permits) averaged just over 200,000 units. Additionally, in 1999, a nationally high-demand year for the housing market, less than 140,000 residential permits were issued throughout California (HCD 2011).

One of the main determinants of whether California can meet housing demand will be the status of the state and national economies. When California's economy goes into recession, as it did in 1980, 1982, 1990, and 2008, housing demand falls quickly and significantly. Economic recovery can revitalize the housing market, but market improvements rarely make up for the large economic losses that occur during times of recession. Even during times of economic growth, such as in 1995, California experienced housing needs because housing production generally lagged behind job growth. If such trends continue, California is expected to build less than 60% of the new housing units needed to accommodate projected 1997 through 2020 population and

household growth rates. Housing shortages have been historically common in California, and contribute to rising housing prices and rents, higher cost burdens, and lower homeownership rates (HCD 2011).

### San Diego Region

Population, housing, and employment data are available at the regional level for the entire County, the unincorporated portions of the County, and the incorporated cities within the County. The Proposed Project is located within the unincorporated area of San Diego County. This section presents population, employment, and housing data at the regional level.

#### Population

According to California Department of Finance population estimates, San Diego County supported 3.3 million people as of January 1, 2016 (DOF 2016a). By 2050, the San Diego County population is expected to reach close to 4 million (DOF 2014). Table 3.1.5-1, Population Forecasts for the County of San Diego, shows the forecasted population of San Diego County between 2010 and 2060.

#### Employment

Employment data history for the County is summarized in Table 3.1.5-2, EDD Historical Civilian Labor Force for the County of San Diego. In 1996, the labor force in San Diego County consisted of 1,236,900 people, with a 5.3% unemployment rate. In November 2016, the labor force consisted of 1,597,600 people, with a 4.3% unemployment rate. From 1996 to 2016, the labor force has increased by 360,700 people, resulting in a 1% decrease in unemployment within the County (EDD 2016b).

#### Housing

By 2050, a total of 1.5 million units will be needed to accommodate the anticipated 30% population increase in San Diego County (SANDAG 2013). This is a 326,117-unit increase (28%) over year 2012 housing units (see Table 3.1.5-3, SANDAG Regional Housing Estimate for the San Diego Region). An increase of 28% of housing units to accommodate the 30% increase in population would be sufficient, especially due to the increasing average size of household from 2.76 to 2.81 people (SANDAG 2013). This increase in average household size would help offset the total number of housing units needed by 2050 (SANDAG 2013).

The San Diego Association of Governments (SANDAG) prepares a Regional Housing Needs Assessment every 5 years. The purpose of this assessment is to identify the existing and projected housing needs for the region's local jurisdictions. The Regional Housing Needs

Assessment defines existing housing opportunities and the need for more affordable options. Local jurisdictions use this information to prepare the housing elements of their general plans. The most recent assessment was approved on February 26, 2010, and the Regional Housing Needs Assessment Plan was adopted on October 28, 2011 (SANDAG 2011).

The California Department of Housing and Community Development, in coordination with regional entities such as SANDAG, provides each region with its share of the anticipated statewide housing needs. The federal, state, and regional growth forecasts concluded that the San Diego region, including San Diego County and incorporated cities, was projected to need 83,866 new housing units by 2020 (SANDAG 2013). SANDAG is responsible for distributing the need in an equitable way to each jurisdiction. Each jurisdiction is assigned a number of units it will be required to reflect in its housing element. Units are further divided by income category need.

### Local Area

The Project Area is located in an unincorporated area of San Diego County, within the Jamul/Dulzura Subregion. Specifically, the Project Area is located within Village 14 and Planning Areas 16/19 of the Proctor Valley Parcel of Otay Ranch, as governed by the Otay Ranch GDP/SRP (City of Chula Vista and County of San Diego 1993b). The City of Chula Vista (City) borders the Project Area to the south and west, and the unincorporated community of Jamul borders the Project Area to the north. Specific development criteria of the Project Area are based on a wide range of reports related to the constraints and opportunities created during the Otay Ranch approval process in the 1990s and again for the Specific Plan process. The Otay Ranch GDP/SRP is part of the County General Plan (County of San Diego 2011a) and allows for 2,123 homes in Village 14 and Planning Areas 16/19.

### Population

The Project Area is currently undeveloped, and thus has no existing population. The 2010 SANDAG estimates for population in the Jamul/Dulzura Subregional Plan area identify a population of 10,746 (SANDAG 2016). The subregion includes several small, rural or semi-rural communities, including Jamul, Steel Canyon, Dulzura, and Barrett Junction. Jamul is the largest community, accommodating the majority of the region's population. As of July 1, 2014, the community of Jamul had a population of 6,504. The total population of the subregion is projected to reach 14,405 by 2030; 17,174 by 2040; and 17,653 by 2050 (SANDAG 2017).

### Employment

Table 3.1.5-4, SANDAG Local Job Forecasts, summarizes the job growth forecast for the Jamul/Dulzura Subregion. In 2008, 1,369 jobs existed in the Jamul/Dulzura Subregion. This

number is predicted to reach 1,437 by 2020; 1,708 by 2030; 2,095 by 2040; and 3,289 by 2050, meaning a 140% increase in jobs from 2008 to 2050 (SANDAG 2017).

## Housing

There are currently no existing housing units in the Project Area. The housing growth forecast for the Jamul/Dulzura Subregion is summarized in Table 3.1.5-5, SANDAG Local Housing Forecasts. The Jamul/Dulzura Subregional Plan area currently contains 3,234 housing units, approximately 2.7% of which are vacant (SANDAG 2015). This is expected to increase to 3,372 by 2020; 4,398 by 2030; 5,244 by 2040; and 5,262 by 2050. Therefore, the Jamul/Dulzura Subregion is expected to experience a 66% increase in housing units (SANDAG 2017).

### **3.1.5.1.2 Regulatory Setting**

#### Federal Regulations

No federal regulations related to population and housing apply to the Proposed Project.

#### State Regulations

##### California Planning and Zoning Law

The legal framework in which California cities and counties exercise local planning and land use functions is provided in the California Planning and Zoning Law (Sections 65000 through 66499.58 of the California Government Code). Under state planning law, each city and county must adopt a comprehensive, long-term general plan. State law gives cities and counties wide latitude in how a jurisdiction may create a general plan, but there are fundamental requirements that must be met. These requirements include seven mandatory elements described in the California Government Code. Each of the elements must contain text and descriptions setting forth objectives, principles, standards, policies, and plan proposals; diagrams and maps that incorporate data and analysis; and implementation measures.

##### California Building Standards Code

In 2001, California consolidated the Uniform Building, Plumbing, Electrical, and Mechanical codes into the California Building Standards Code, which is contained in Title 24 of the California Code of Regulations. The California Building Standards Code contains 11 parts: Electrical Code, Plumbing Code, Administrative Code, Mechanical Code, Energy Code, Residential Building Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and the Reference Standards Code. These codes promote public health and safety, and ensure that safe and decent housing is constructed in the County's unincorporated areas. The codes serve to protect

residents from hazards and risks, and are not considered to be undue constraints to housing production. The 2013 California codes became effective January 2014.

### Local Regulations

#### San Diego Association of Governments

SANDAG is a public agency that develops strategic plans guiding the region in land use, growth, economics, and the environment. The SANDAG Regional Comprehensive Plan (RCP) provides a growth management strategy for the region. In accordance with smart growth principles, the overall goal of the RCP is to strengthen the integration of local and regional land use, transportation, and natural resource planning. As stated in the RCP's Regional Housing Element, new housing should be located within already urbanized communities close to jobs and transit "to help conserve open space and rural areas, reinvigorate existing neighborhoods, and lessen long commutes" (SANDAG 2004). In addition to stating the need for applying smart growth strategies in the location and development of new housing, the RCP's Regional Housing Element includes the goal to provide more housing choices in all price ranges. The RCP states that homes need to be affordable to persons of all income levels and accessible to persons of all ages and abilities.

San Diego Forward: The Regional Plan was adopted by the SANDAG Board of Directors on October 9, 2015. It combines the big-picture vision for how the San Diego region will grow over the next 35 years with an implementation program to help make that vision a reality. San Diego Forward: The Regional Plan, including its Sustainable Communities Strategy, is built on an integrated set of public policies, strategies, and investments to maintain, manage, and improve the transportation system so that it meets the diverse needs of the San Diego region through 2050 (SANDAG 2015).

#### County of San Diego General Plan

The County of San Diego General Plan Housing Element, adopted in 2011, covers the planning period beginning in January 1, 2013, and ending on December 31, 2020 (County of San Diego 2011a). State law requires that the Housing Element be reviewed by the State Department of Housing and Community Development to ensure that it meets the goal of appropriate provision of housing opportunities, types, and programs. On March 15, 2017 the County Board of Supervisors adopted the 2017 Housing Element Update (Fifth Revision) in compliance with state law (County of San Diego 2017). With minor exceptions, changes were limited to the Background Report, which was updated with recent demographic data and analyses. The Background Report addresses the County's ability to meet the state's new Regional Housing Needs Assessment goals through the County's Sites Inventory. The current County Housing Element establishes policies geared toward cost-effective land use patterns, compact development, clustering, smart growth, and forming distinct communities. During this planning period, the County plans to provide enough capacity to meet the Regional Housing Needs

Assessment of 22,412 residential units (County of San Diego 2011a). Specific relevant policies are as follows (County of San Diego 2011a):

- **Policy H-1.1: Sites Inventory for Regional Housing Needs Assessment (RHNA).** Maintain an inventory of residential sites that can accommodate the RHNA.
- **Policy H-1.2: Development Intensity Relative to Permitted Density.** Encourage a development intensity of at least 80% of the maximum permitted gross density for sites designated at 15 to 30 dwelling units per acre in development projects.
- **Policy H-1.3: Housing Near Public Services.** Maximize housing in areas served by transportation networks within close proximity to job centers, and where public services and infrastructure are available.
- **Policy H-1.6: Land for All Housing Types Provided in Villages.** Provide opportunities for small-lot, single-family, duplex, triplex, and other multi-family building types in Villages.
- **Policy H-1.9: Affordable Housing through General Plan Amendments.** Require developers to provide an affordable housing component when requesting a General Plan amendment for a large-scale residential project when this is legally permissible.

### Jamul/Dulzura Subregional Plan

The Project Area is located within the Jamul/Dulzura Subregional Plan area boundary. The Jamul/Dulzura Subregional Plan (a supplement to the County General Plan) establishes goals and policies to guide development within the areas of Jamul, Steel Canyon, Dulzura, Barrett Junction, and the remainder of the area that composes the Jamul/Dulzura Subregion of southern San Diego County. The goals and policies of the Jamul/Dulzura Subregional Plan (County of San Diego 2011b) are intended to be more specific than those of the County General Plan, as they consider the distinct history, character, and identity of the Jamul and Dulzura communities.

The following policies in the Jamul/Dulzura Subregional Plan relate specifically to population and housing (County of San Diego 2011b):

- **Policy LU-7:** Commercial development should retain the rural character of the Subregion and meet the following criteria:
  - Structures limited to two stories in height.
  - Permanent exterior signs should be limited in size to 32 square feet and should have only indirect lighting. No sign shall have blinking lights.
  - Non-permanent signage, such as inflatable advertisement, shall be limited to 90 days per year.

- Site Plan review should be done by the County, whenever possible, in order to guarantee the rural character of the community is met and to minimize conflicts between the commercial and the adjoining noncommercial development in term of traffic, parking, lighting, landscaping, and service delivery.
- **Policy LU-15:** The development policies for the Otay Ranch project are contained in Volume 2 of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the Jamul–Dulzura Plan Text apply to the areas of Otay Ranch located within the Jamul–Dulzura Subregion. In case of conflict, the policies contained in Volume 2 of the Otay Subregional Plan Text shall take precedence.

### Otay Ranch Subregional Plan

The policies governing the development of the Otay Ranch areas within the Jamul/Dulzura planning boundaries are contained in Volume II of the Otay Ranch GDP/SRP. In the case of conflict between the Jamul/Dulzura Subregional Plan policies and those of the Otay Ranch GDP/SRP, the policies contained in Volume II of the Otay Ranch GDP/SRP shall take precedence. The following policies in Otay Ranch GDP/SRP Volume II relate specifically to population and housing (County of San Diego 1993b):

- **Policy:** Coordinate City of Chula Vista and County of San Diego housing policies pertaining to Otay Ranch in the future Housing Element updates.
- **Policy:** Support the use of accessory dwelling units as an additional source of affordable housing for lower-income households.

### **3.1.5.2 Analysis of Project Effects and Determination as to Significance**

#### **3.1.5.2.1 Inducement of Substantial Population Growth**

##### Guidelines for the Determination of Significance

The County’s Guidelines for Determining Significance do not include sections on Population and Housing. Therefore, for the purposes of this EIR, Appendix G of the CEQA Guidelines, Section XIII, Population and Housing, applies to the direct and indirect impact analysis, as well as the cumulative impact analysis.

A significant impact would result if the Proposed Project would (14 CCR 15000 et seq.):

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



### Analysis

The Project Area is currently undeveloped. Implementation of the Proposed Project would convert vacant land to housing, infrastructure, and associated amenities. The Proposed Project would induce population growth in the area both directly, through new homes and employment opportunities, and indirectly, through the extension of roads, sewer, water lines, electrical lines, and the provision of public services.

The Village 14 portion of the Proposed Project is designated as a specialty village (the “transition village”) in the approved Otay Ranch GDP/SRP. The Otay Ranch GDP/SRP establishes policies to reflect the unique aspects of this transitional village based on its physical attributes and location within Otay Ranch. Village 14 is planned for residential neighborhoods (single-family and multi-family homes), local parks, commercial areas, and public uses. The Otay Ranch GDP/SRP’s residential component for Village 14 calls for a maximum of 1,713 homes (1,563 single-family residential homes and 150 multi-family residential homes), with a build-out population of approximately 5,384 residents.

The Otay Ranch GDP/SRP’s specified land uses also include a Village Core containing a mixed-use area, multi-family residential uses, a neighborhood park, an elementary school site, a golf or recreation center, a transit stop, affordable housing, and a fire station. The Otay Ranch GDP/SRP anticipates that Village 14 will focus on some type of recreational theme, with golf or equestrian uses offered as examples, but not requirements (City of Chula Vista and County of San Diego 1993b).

The Planning Areas 16/19 component of the Proposed Project is designated as the Jamul Rural Estate Area in the Otay Ranch GDP/SRP. The Otay Ranch GDP/SRP identified this area for up to 410 homes on lots ranging from 1 acre (Planning Area 19) to 3 acres (Planning Area 16).

The Proposed Project would increase housing diversity within Otay Ranch by balancing densities associated with Otay Ranch’s predominantly high-density, multi-family development on the 9,500-acre Otay Valley Parcel located in the City of Chula Vista, with lower-density single-family homes in the Proposed Project located in the Proctor Valley Parcel. The Proposed Project would help to ensure a balance of housing opportunities in southern San Diego County, consistent with the Otay Ranch GDP/SRP.

The Proposed Project would involve construction of a total of up to 1,119 single family residential units. The proposed dwelling units would include 781 traditional, detached homes, 116 detached courtyard homes, and 97 detached homes on the elementary school site (if the school is not built) within the Village 14 portion of the Project Area; 13 single-family estate homes on 1-acre minimum lots in Planning Area 19; and 112 ranchettes on 2-acre minimum lots in Planning Area 16. The Proposed Project would include a mix of higher-end, larger-lot housing to support the Otay Ranch’s

planned business/corporate office parks (plus the Otay Mesa area's planned business parks), with urban centers, planned university uses, and the Otay Mesa industrial area. The Proposed Project would have a build-out population of approximately 4,028 residents, which is approximately 1,350 fewer residents than anticipated in the Otay Ranch GDP/SRP (5,384).

The Otay Ranch PEIR concluded that development of Otay Ranch would result in direct and indirect (cumulative) impacts related to growth inducement because it would increase the population, housing, and employment opportunities within the Otay Ranch GDP/SRP area in excess of the growth already occurring or projected for the area. Additionally, infrastructure would be provided in areas that did not previously have such infrastructure.

The Proposed Project would not facilitate growth beyond what is planned for in the Otay Ranch GDP/SRP, as well as applicable regional planning documents and projections. The Otay Ranch GDP/SRP, the San Diego County General Plan, the Chula Vista General Plan, and the SANDAG RCP, incorporate the planned land uses for Otay Ranch approved in 1993, including those for the Project Area. In addition, the Proposed Project would reduce the number of homes originally planned for by the Otay Ranch GDP/SRP in Village 14 and Planning Areas 16/19, as well as those modeled in the SANDAG Regional Housing Needs Assessment. Further, facilities would be sized to accommodate build out of the Project Area, but would not be oversized or extended beyond the requirements to serve Village 14 and Planning Areas 16/19. Specifically, the Proposed Project includes an amendment to the County General Plan Mobility Element (County of San Diego 2011c, Table M-4) for Proctor Valley Road to remain a two-lane Community Collector, rather than a four-lane Major Road as identified by the Otay Ranch GDP/SRP.

Therefore, the Proposed Project would not induce substantial population growth or the extension of infrastructure over what was previously planned and analyzed by the County for the Project Area, and impacts related to population growth would be **less than significant**. Refer to Section 1.8, Growth-Inducing Impacts, in Chapter 1 for a more detailed discussion of the characteristics of the Proposed Project that have the potential to induce growth. Consistent with the analysis provided herein, Section 1.8 concluded the Proposed Project would not be growth-inducing.

### ***3.1.5.2.2 Displacement of Housing or Substantial Numbers of People***

#### Guidelines for the Determination of Significance

The County's Guidelines for Determining Significance do not include sections on Population and Housing. Therefore, this EIR applies the criteria set forth in Appendix G of the CEQA Guidelines, Section XIII, Population and Housing, to determine the significance of the Proposed Project's specific and cumulative effects on population and housing. According to Appendix G:

A significant impact would result if the Proposed Project would (14 CCR 15000 et seq.):

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

### Analysis

The Project Area is currently undeveloped. Implementation of the Proposed Project would convert vacant land to homes, infrastructure, and associated amenities, and would not displace any existing housing or people, or necessitate construction of replacement housing elsewhere. Therefore, potential population and housing impacts related to the displacement of housing or people would be **less than significant**.

#### **3.1.5.3 Cumulative Impact Analysis**

As stated above, the Otay Ranch PEIR concluded that development of Otay Ranch would result in direct and indirect (cumulative) impacts related to growth inducement because it would increase the population, housing, and employment opportunities within the Otay Ranch GDP/SRP beyond projected levels for the area. Additionally, infrastructure was proposed to be provided in areas that had not previously had such infrastructure (City of Chula Vista and County of San Diego 1993a). This infrastructure included off-site roadway improvements to Telegraph Canyon Road and Olympic Parkway, which facilitated the development of the Otay Ranch GDP/SRP as well as master planned communities in eastern Chula Vista. This infrastructure has already been completed or contemplated by previous EIRs, including the Otay Ranch PEIR and the Otay Ranch University Villages EIR (SCH# 72013071077) (City of Chula Vista 2014). Sewer is only available to serve within the Otay Ranch GDP/SPR boundaries (except Village 17, which will be required to develop with septic services).

For the purposes of this EIR, the geographic scope of the cumulative population and housing/growth inducement analysis consists of those areas where the Proposed Project could induce additional population growth through the extension of roads and/or other infrastructure. Based on this definition, the geographic scope of the cumulative analysis includes Otay Ranch and surrounding areas south of the Project Area, and the community of Jamul to the north of the Project Area. Table 1-7, Cumulative Projects List, in Chapter 1 of this EIR lists the cumulative projects in the nearby vicinity of the Project Area, which are also shown graphically in Figure 1-16, Cumulative Projects, in Chapter 1. The cumulative projects that would contribute to population and housing growth in the area include, Jamul Highlands Estates (approximately 23 single-family residential lots proposed in Jamul), Simpson Farms (approximately 95 single-family residential lots approved in Jamul),

Sweetwater Vistas (approximately 225 residential units approved in Spring Valley), and Otay Village 13 (1,938 residential units and a 200-room hotel proposed in Otay Ranch).

The Proposed Project would result in the creation of housing, infrastructure, and employment opportunities within the Project Area where none currently exist; however, as described above, it would not exceed the levels planned for and previously analyzed in the Otay Ranch PEIR. Although the Proctor Valley Road improvements and related public utility extensions may be used by other cumulative projects outside of the Project Area, this area has been planned for urban development by both the County of San Diego and the City of Chula Vista as part of Otay Ranch.

Also, as discussed in Section 1.8, Growth-Inducing Impacts, in Chapter 1 of this EIR, the Proposed Project is already included in the service area of the Otay Water District (OWD) and has been incorporated into OWD's Master Plan. While water lines will be extended to the Project Area, these facilities have already been included in the OWD Master Plan and, accordingly, will not be growth inducing. Likewise, the sewer service that would be extended to the Proposed Project has been anticipated and assumed into the regional system since the Otay Ranch GDP/SRP was originally approved in 1993. In July 2016, the City of Chula Vista and the County of San Diego entered into a sewer transportation agreement that only allows units approved in Otay Ranch to use the sewer that would be extended to the Proposed Project.

Areas to the west, south, and east of the Project Area are almost entirely public lands and include lands acquired for conservation. Individually owned private lands 10 acres or greater are nestled in between public lands located southwest of the Project Area and are designated as Semi-Rural Residential (SR-10, which allows 1 dwelling unit per 10 or 20 acres, dependent on the slope of the site) and Rural Lands (RL-20, which allows 1 dwelling unit per 20 acres). The unincorporated community of Jamul is located immediately north of the Project Area. Lands within Jamul are primarily designated SR-1 (1 unit per 1, 2, or 4 gross acres) in the vicinity of the Project Area (County of San Diego 2011a). The Proposed Project's infrastructure improvements would not remove an obstacle to growth at the very low density allowed on this property to the north, west, and southwest. Additionally, growth-inducing impacts are analyzed in Section 1.8, Growth-Inducing Impacts, of this EIR, which concluded that growth-inducing impacts would be less than the impacts contemplated in the Otay Ranch PEIR. Thus, the Proposed Project, in combination with cumulative projects, would result in a **less than cumulatively considerable impact** relative to population and housing.

#### **3.1.5.4 Conclusion**

The Proposed Project would consist of construction of up to 1,119 single family residential units, if the elementary school is not constructed. If the elementary school is constructed, a total of 1,022 single-family residences would be constructed. Implementation of the Proposed Project

would be consistent with the growth planned for the area and analyzed in the previously certified Otay Ranch PEIR. Impacts related to substantial population growth, displacement of existing housing, and displacement of people would be **less than significant**.

**Table 3.1.5-1  
Population Forecasts for the County of San Diego**

County	2010	2020	2030	2040	2050	2060	Total Increase (2000 to 2050)	Percent Change (2000 to 2050)
San Diego County	3,112,965	3,375,687	3,589,951	3,779,961	3,953,511	4,070,841	957,876	31%

Source: DOF 2014.

**Table 3.1.5-2  
EDD Historical Civilian Labor Force for the County of San Diego**

	1996	2000	2006	2016 (November)	Total Increase (1996 to 2016)	Percent Change (1996 to 2016)
Labor force	1,236,900	1,377,100	1,496,100	1,597,600	360,700	29%
Employment	1,170,800	1,323,200	1,436,800	1,528,200	357,400	30%
Unemployment	66,100	53,900	59,300	69,500	3,400	5%
Unemployment rate	5.3%	3.9%	4.0%	4.3%	—	—

Source: EDD 2016b.

**Table 3.1.5-3  
SANDAG Regional Housing Estimate for the San Diego Region**

	2012	2020	2035	2050	Total Increase (2012 to 2050)	Percent Change (2012 to 2050)
Household population	3,039,937	3,325,715	3,738,048	3,949,115	909,178	29%
Total housing units	1,165,818	1,249,684	1,394,783	1,491,935	326,117	28%
Persons per household	2.76	2.82	2.82	2.81	0.1	2%

Source: SANDAG 2013.

**Table 3.1.5-4  
SANDAG Local Job Forecasts**

Area	2008	2020	2030	2040	2050	Total Increase (2000 to 2050)	Percent Change (2000 to 2050)
Jamul/Dulzura	1,369	1,437	1,708	2,095	3,289	1,920	140%

Source: SANDAG 2017.

**Table 3.1.5-5  
SANDAG Local Housing Forecasts**

Area	2008	2020	2030	2040	2050	Total Increase (2000 to 2050)	Percent Change (2000 to 2050)
Jamul/Dulzura	3,166	3,372	4,398	5,244	5,262	2,096	66%

Source: SANDAG 2017.