

## 2.14 Population and Housing

This section provides an overview of existing population, employment, and housing in San Diego County and unincorporated San Diego County. This section also analyzes the potential impacts of implementation of the Cannabis Program on population growth, employment opportunities, and the housing supply in the county.

During the notice of preparation (NOP) scoping process, the County received 2 comments concerning population and housing from the Warner Springs and Twin Oaks Valley Community Sponsor Groups. These issues are addressed in the impact analysis below. All comments received in response to the NOP are presented in Appendix A of this PEIR.

A summary of impacts evaluated in this section is provided in Table 2.14.1.

**Table 2.14.1 Population and Housing Summary of Impacts**

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Impact after Mitigation
1	Unplanned Population Growth	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant

### 2.14.1 Existing Conditions

This section describes the existing and projected population and employment within San Diego County.

#### 2.14.1.1 *Existing Population and Projected Population Growth*

San Diego County, with consideration of both the incorporated and unincorporated areas, is the second most populous county in California, with a current population of approximately 3.29 million people as of January 2023. The City of San Diego has the highest population in the county at approximately 1.38 million people (DOF 2024). The San Diego Association of Governments (SANDAG), as the Metropolitan Planning Organization, is the principal land use and transportation planning agency for the San Diego region, including the region's 18 cities. As part of its regional planning functions, SANDAG develops regional population, employment, and housing forecasts for the San Diego region. The latest version of the *Series 14 Regional Growth Forecast* identifies regional growth in population, housing units, and jobs from 2016 to 2050. The *Series 14 Regional Growth Forecast* aligns with the regional population forecast from the California Department of Finance (DOF) (SANDAG 2021a).

According to California DOF and SANDAG population estimates, from 2023 to 2050, the incorporated and unincorporated portions of San Diego County, combined, are forecast to increase from 3,290,423 to 3,746,073 people, an increase of 455,560 people or 13.8 percent (DOF 2024; SANDAG 2021b). Within the unincorporated county, the population is forecast to increase from 511,223 people in 2023 to 516,993 people in 2050, which is an increase of 5,770 people or 1.1 percent (DOF 2024; SANDAG 2021b). Table 2.14.2 provides a breakdown of the existing (2023) and projected population for the San Diego region and its 18 cities.

### **2.14.1.2 *Employment and Employment Centers***

The State of California Employment Development Department (EDD) compiles current and historical employment data for California counties and metropolitan areas. According to EDD's labor force data for 2023, San Diego County had 1,561,500 jobs, an available labor force of 1,596,400 persons, and an average annual unemployment rate of 3.9 percent. As of 2023, the top 4 industries in terms of share of total employment are professional and business services (17.7 percent); government (16.1 percent); private education and health services (15.6 percent); and trade, transportation, and utilities (14.3 percent) (EDD 2024a). Table 2.14.3 provides data related to employment sectors in San Diego County in 2023.

In addition, SANDAG produces employment forecasts for the San Diego region and its 18 cities. From 2023 to 2050, employment in the San Diego region is forecast to increase from 1,561,500 jobs to 2,086,318 jobs, an increase of 524,818 jobs or 33.6 percent (EDD 2024a; SANDAG 2021b).

Unemployment rates have followed a cyclical pattern as reflected in the economic recessions in the early 1990s, early 2000s, the Great Recession of 2008–2013, and the COVID recession in 2020. California EDD data show that the unemployment rate in the county has generally been lower than the state unemployment rate. In 2023, the statewide unemployment rate was 4.8 percent (EDD 2024b), whereas the countywide unemployment rate was 3.7 percent (EDD 2024a).

### **2.14.1.3 *Housing Units and Vacancy***

Similar to its population estimates, the California DOF provides estimates of the number of housing units in San Diego County, and SANDAG develops regional housing forecasts. According to California DOF and SANDAG housing estimates, from 2023 to 2050, San Diego County's unincorporated and incorporated areas' housing supply is forecast to increase from 1,256,497 to 1,471,299 housing units, an increase of 214,802 units or 17.1 percent (DOF 2024; SANDAG 2021b). Within the unincorporated county, the number of housing units is forecast to increase from 178,027 units in 2023 to 181,501 units in 2050, which is an increase of 256 housing units or 0.1 percent (DOF 2024; SANDAG 2021b). Table 2.14.4 provides a breakdown of the existing (2023) and projected number of housing units for the San Diego region and its 18 cities. As shown in Table 2.14.4, the City of La Mesa is projected to experience the highest housing growth rate in the region (29.4 percent), followed by the cities of San Marcos (26.8 percent), San Diego (25.7 percent), and National City (24.7 percent).

The housing vacancy rate is a measure of general housing availability and represents the percentage of all available housing units that are vacant or unoccupied at a particular time. A low vacancy rate, 5 percent or less, suggests that housing availability is low; conversely, a high vacancy rate (over 8 percent) may indicate a high number of housing units are available for occupancy, a high number of seasonal units are vacant, or there is an oversupply of housing. By maintaining a "healthy" vacancy rate between 5 percent and 8 percent, housing consumers have a wider choice of housing types and prices to choose from. As vacancy rates drop, shortages generally raise housing costs and limit choices.

In 2023, the county had a vacancy rate of 5.7 percent compared to the state's vacancy rate of 6.4 percent (DOF 2024). The unincorporated county had a vacancy rate of 6.4 percent in 2023.

## 2.14.2 Regulatory Framework

### 2.14.2.1 *Federal*

No federal plans, policies, regulations, or laws related to population or housing are applicable to the Cannabis Program.

### 2.14.2.2 *State*

#### **State Housing Element Law (California Government Code, Section 65580)**

California Government Code, Section 65580 finds and declares:

- (a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- (b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- (c) The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- (d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- (e) The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.
- (f) Designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality's housing need for all income levels is essential to achieving the state's housing goals and the purposes of this article.

#### **Regional Housing Needs Allocations Plan**

California Government Code Section 65580 requires each city and county to have land zoned to accommodate a fair share of the region's housing needs as part of its housing element. The share is known as the Regional Housing Needs Allocation (RHNA). As part of RHNA, the California Department of Housing and Community Development (HCD) determines the total number of new homes a region needs to build and the affordability of those homes, and a city's and county's fair share is determined by the respective metropolitan planning organization of the region. SANDAG is the lead agency for developing the RHNA process for San Diego County and its cities.

### 2.14.2.3 *Local*

#### **San Diego Association of Government's 2021 Regional Plan**

SANDAG is the San Diego region's primary public planning, transportation, and research agency. SANDAG provides the public forum for regional policy decisions about growth and planning. On December 10, 2021, the SANDAG Board of Directors adopted the Final 2020 Regional Plan and certified the associated Final EIR. The 2021 Regional Plan is a 30-year plan and provides a long-term blueprint for the San Diego region that seeks to meet regulatory requirements, address traffic congestion, and create equal access to jobs, education, health care, and other community resources. The plan combines the Regional Transportation Plan, Sustainable Communities Strategy, and Regional Comprehensive Plan. The 2021 Regional Plan must comply with specific state and federal mandates, including a Sustainable Communities Strategy, in accordance with Senate Bill (SB) 375, that achieves greenhouse gas emission reduction targets set by the California Air Resources Board; compliance with federal civil rights requirements (Title VI); and environmental justice considerations, air quality conformity, and a public participation process.

### 2.14.3 **Analysis of Project Impacts and Determination of Significance**

#### 2.14.3.1 *Methodology*

The analysis of potential population and housing impacts from implementation of the Cannabis Program is based on review of available population, employment, and housing projections and data from the *County of San Diego General Plan Housing Element*, SANDAG growth projections, and California DOF and EDD, and other sources. The analysis focuses on the potential environmental impacts associated with unplanned population growth that could occur from implementation of the Cannabis Program. The impact analysis considers whether implementation of the Cannabis Program would induce substantial unplanned population growth, primarily through the introduction of new businesses or provision of new jobs that would consequently require the construction of new housing, infrastructure (e.g., new roads, utilities), or other improvements in the unincorporated county that have not been identified in applicable plans to accommodate growth. The impact analysis then determines whether the physical construction of these new facilities would result in a significant impact on the environment and whether mitigation is necessary to reduce significant impacts.

#### 2.14.3.2 *Thresholds of Significance*

According to Appendix G of the State CEQA Guidelines, a population, employment, and housing impact is considered significant if implementation of the Cannabis Program would do any of the following:

- induce substantial unplanned 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); or
- displace substantial numbers of existing people or homes, necessitating the construction of replacement housing elsewhere.

### **2.14.3.3 *Issues Not Discussed Further***

#### **Displace Substantial Numbers of Existing People or Housing, Necessitating the Construction of Replacement Housing Elsewhere**

Implementation of the Cannabis Program would not include demolition of any housing or any actions that would change zoning or allowable uses and result in a decrease in the housing supply. As described in Chapter 1, “Project Description, Location, and Environmental Setting,” the Cannabis Program would provide a framework for the permitting and licensing of new commercial cannabis uses, consisting of retail, cultivation, manufacturing, distribution, testing, microbusinesses, temporary events, and consumption lounges, in some areas of the unincorporated county. The permitting, licensing, and subsequent development of commercial cannabis uses would not have the potential to result in the substantial displacement of housing or people because these uses would only be allowed in agricultural, commercial, and industrial zones and would be prohibited in residential zones (see Table 1.1, “Proposed Permit Type Required by Zone for Commercial Cannabis Uses,” in Chapter 1). Furthermore, the Cannabis Program would not preclude the construction of housing in San Diego County and therefore would not impede the County’s ability to meet its RHNA allocations. Therefore, this issue is not discussed further.

### **2.14.3.4 *Approach to Analysis***

### **2.14.3.5 *Issue 1: Induce Substantial Unplanned Population Growth***

#### **Guidelines for Determination of Significance**

According to Appendix G of the State CEQA Guidelines, the Cannabis Program would have a significant impact if it would induce substantial unplanned 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).

#### **Impact Analysis**

As described in Section 1.6.1, “Project Components,” the Cannabis Program would allow for the development of the following commercial cannabis uses in select areas of the unincorporated county: storefront retail, non-storefront retail, and consumption lounges; cultivation facilities; manufacturing facilities; microbusinesses; testing laboratories; and temporary cannabis events. Commercial cannabis uses would be prohibited in the coastal zone and would only be permitted in agricultural, commercial, and industrial zones, subject to applicable zoning ordinance regulations.

The construction of future commercial cannabis projects under the Cannabis Program would generate temporary construction jobs over an extended period of time as cannabis uses are developed. Construction workers accounted for approximately 5.8 percent of the total employment in the county in 2023, consisting of approximately 89,800 employees (EDD 2024a). Therefore, it is anticipated that the existing construction labor force would be sufficient to meet the demand generated by the Cannabis Program. Furthermore, as shown in Table 2.14.2, “Existing and Projected Population,” the population in the county is projected to increase by 455,560 people or 13.8 percent by 2050. Therefore, these additional temporary

jobs would not result in substantial unplanned population growth because it is anticipated that future construction jobs would be drawn from existing and future residents within the county.

Cannabis facilities are considered local-serving uses that would serve the current county population and therefore would not bring in additional people or patrons in from another region. Operation of future commercial cannabis projects developed under the Cannabis Program would also generate additional employment opportunities in both cultivation and noncultivation uses. Table 1.4, “Alternative Development Assumptions,” provides development assumptions for estimating future commercial cannabis uses, including employment opportunities, in the unincorporated area of the county in 2044, which are based on published estimates on statewide cannabis consumption by adults, cannabis production by cultivation type (outdoor, mixed-light, and indoor), and the current percentage of cultivation and noncultivation licenses statewide based on California Department of Cannabis Control (DCC) data (DCC 2024). The future of commercial cannabis operations in the county may vary from what is set forth here because the cannabis business is market-driven and guided by unpredictable economic and regulatory forces. As a result, the number of potential employment opportunities identified in Table 1.4 is an estimate based on existing published data. As noted above, the population in the county is projected to increase by 455,560 people or 13.8 percent by 2050. In addition, SANDAG projects that employment within the San Diego region would increase from 1,561,500 jobs in 2023 to 2,086,318 jobs in 2050, an increase 524,818 jobs or 33.6 percent.

### ***Alternative 1: No Project—Retention of Current Cannabis Regulations***

Under Alternative 1, the Cannabis Program would not be adopted. The existing 5 commercial cannabis facilities in the unincorporated areas of El Cajon, Escondido, and Ramona would be allowed to continue to operate as well as potentially expand their existing facilities and operations to a total of 10,000 square feet of building area for each site. This potential expansion is not expected to generate substantial new employment based on the employment generation rates identified in Table 1.4 in Chapter 1, “Project Description, Location, and Environmental Setting,” that would induce population growth.

This impact would be less than significant under Alternative 1.

### ***Alternative 2: Proposed Project—Cannabis Program Consistent with State Requirements***

This alternative would implement the Cannabis Program and would use state regulations for buffer standards (Business and Professions Code Section 26054(b)). Cannabis facilities would be required to observe a 600-foot buffer from certain state-defined sensitive uses including schools, daycares, and youth centers.

The construction and operation of future commercial cannabis projects under Alternative 2 would generate additional employment opportunities. As noted above, additional temporary construction jobs would not result in substantial unplanned population growth because it is anticipated that future construction jobs would be drawn from existing and future residents within the county. The operation of future commercial cannabis projects under Alternative 2 would have the potential to generate up to 3,631 permanent jobs, which includes both cultivation and noncultivation uses. The 3,631 jobs generated under Alternative 2 would represent an increase of approximately 0.2 percent from 2023 employment conditions and would account for only approximately 0.7 percent of the 524,818 total jobs projected to be added in the county by 2050. Therefore, these additional jobs would be well within the planned

employment growth for the region. Accordingly, Alternative 2 would not result in substantial unplanned population growth due to the introduction of new employees into the region and would not result in any indirect effects, such as demand for new housing, that would result from unplanned population growth. In addition, because the regional population is projected to increase by 455,560 people in 2050, it is anticipated that these additional jobs would be filled by existing and future residents in the region and could readily be accommodated by the projected population growth.

Because the increased employment would be well within anticipated growth and could be filled by the existing or projected population, the implementation of the Cannabis Program under Alternative 2 would not induce substantial unplanned population growth, either directly by proposing new homes and businesses or indirectly through the extension of infrastructure into areas where none currently exists.

This impact would be less than significant under Alternative 2.

### ***Alternative 3: Cannabis Program with Expanded County Regulations***

Alternative 3 would expand the definition of “sensitive uses” under the Cannabis Program and require 1,000-foot buffers from these uses. The operation of future commercial cannabis projects under Alternative 3 would have the potential to generate up to 3,631 permanent jobs, which includes both cultivation and noncultivation uses. The 3,631 jobs generated under Alternative 3 would represent an increase of approximately 0.2 percent from 2023 employment conditions and would account for only approximately 0.7 percent of the 524,818 total jobs projected to be added in the county by 2050. Therefore, these additional jobs would be well within the planned employment growth for the region. Accordingly, Alternative 3 would not result in substantial unplanned population growth due to the introduction of new employees into the region and would not result in any indirect effects, such as demand for new housing, that would result from unplanned population growth. In addition, because the regional population is projected to increase by 455,560 people in 2050, it is anticipated that these additional jobs would be filled by existing and future residents in the region and could readily be accommodated by the projected population growth.

Because the increased employment would be well within anticipated growth and could be filled by the existing or projected population, the implementation of the Cannabis Program under Alternative 3 would not induce substantial unplanned population growth, either directly by proposing new homes and businesses or indirectly through the extension of infrastructure into areas where none currently exists.

This impact would be less than significant under Alternative 3.

### ***Alternative 4: Cannabis Program with Outdoor Cannabis Cultivation Prohibition***

This alternative would include the program components associated with Alternative 3 and would additionally prohibit all commercial outdoor cannabis cultivation within the unincorporated county and allow mixed-use and indoor cultivation only within a building or greenhouse, and cultivation in agricultural shade or crop structures would not be allowed. The operation of future commercial cannabis projects under Alternative 4 would have the potential to generate up to 3,939 permanent jobs, which would represent an increase of approximately 0.3 percent from 2023 employment conditions and would account for only approximately 0.8 percent of the 524,818 total jobs projected to be added in the county by 2050. Therefore, these

additional jobs would be well within the planned employment growth for the region. Accordingly, Alternative 4 would not result in substantial unplanned population growth due to the introduction of new employees into the region and would not result in any indirect effects, such as demand for new housing, that would result from unplanned population growth. In addition, because the regional population is projected to increase by 455,560 people in 2050, it is anticipated that these additional jobs would be filled by existing and future residents in the region and could readily be accommodated by the projected population growth.

Because the increased employment would be well within anticipated growth and could be filled by the existing or projected population, the implementation of the Cannabis Program under Alternative 4 would not induce substantial unplanned population growth, either directly by proposing new homes and businesses or indirectly through the extension of infrastructure into areas where none currently exists.

This impact would be less than significant under Alternative 4.

#### ***Alternative 5: Cannabis Program with Maximum 1 Acre of Outdoor Cannabis Cultivation Canopy***

This alternative would include the program components associated with Alternative 3 and would additionally limit outdoor commercial cannabis cultivation to 1 acre of total canopy area, or 25 percent of the lot size, whichever is less. The operation of future commercial cannabis projects under Alternative 5 would have the potential to generate up to 3,631 permanent jobs, which includes both cultivation and noncultivation uses. The 3,631 jobs generated under Alternative 5 would represent an increase of approximately 0.2 percent from 2023 employment conditions and would account for only approximately 0.7 percent of the 524,818 total jobs projected to be added in the county by 2050. Therefore, these additional jobs would be well within the planned employment growth for the region. Accordingly, Alternative 5 would not result in substantial unplanned population growth due to the introduction of new employees into the region and would not result in any indirect effects, such as demand for new housing, that would result from unplanned population growth. In addition, because the regional population is projected to increase by 455,560 people in 2050, it is anticipated that these additional jobs would be filled by existing and future residents in the region and could readily be accommodated by the projected population growth.

Because the increased employment would be well within anticipated growth and could be filled by the existing or projected population, the implementation of the Cannabis Program under Alternative 5 would not induce substantial unplanned population growth, either directly by proposing new homes and businesses or indirectly through the extension of infrastructure into areas where none currently exists.

This impact would be less than significant under Alternative 5.

#### **2.14.4 Cumulative Impacts**

The geographic scope of cumulative impact analysis for population and housing encompasses the San Diego region, including incorporated cities, and the surrounding counties of Riverside, Orange, and Imperial. The cumulative impact analysis below considers whether implementation of the Cannabis Program, when combined with cumulative projects described in Section 1.13.2, "Cumulative Projects," and projected growth in adjacent counties, would result in a cumulatively considerable contribution to cumulative population and housing impacts.

#### **2.14.4.1 Issue 1: Induce Unplanned Population Growth**

The San Diego County General Plan Update Draft EIR identified no cumulatively considerable impacts associated with unplanned population growth from implementation of the General Plan (County of San Diego 2009).

As discussed previously, SANDAG serves as the regional transportation planning agency responsible for forecasting the San Diego region's population, employment, and housing growth. The *Series 14 Regional Growth Forecast* is the current growth forecast model for the region and consists of economic and demographic projections, existing land use plans and policies, and potential land use plan changes that may occur in the region between 2025 and 2050. The California DOF and EDD also provide current population and employment estimates, respectively, for San Diego County.

According to California DOF and SANDAG population estimates, from 2023 to 2050, the San Diego region's population is forecast to increase from 3,290,423 to 3,746,073 people, an increase of 455,560 people or 13.8 percent (DOF 2024; SANDAG 2021b). Within the unincorporated county, the population is forecast to increase from 511,223 people in 2023 to 516,993 people in 2050, which is an increase of 5,770 people or 1.1 percent (DOF 2024; SANDAG 2021b). In addition, from 2023 to 2050, employment in the San Diego region is forecast to increase from 1,561,500 jobs to 2,086,318 jobs, an increase of 524,818 jobs or 33.6 percent (EDD 2024a; SANDAG 2021b). In addition to regional forecasted growth, Section 1.13.2, "Cumulative Projects," identifies additional cumulative projects that are considered in the analysis, including buildout projections of the General Plan, in-process General Plan Amendments (GPAs), land use activities on tribal lands, land use activities on federal lands managed by the US Forest Service and Bureau of Land Management, and land use activities for the Multiple Species Conservation Program South County Subarea Plan.

The planning documents, such as general plans prepared by the adjacent jurisdictions, would be subject to regional plans, such as the Regional Transportation Plan/Sustainable Communities Strategy. The general plans of adjacent jurisdictions have been prepared to be consistent with the population forecasts of their respective regional planning documents. Thus, they would accommodate anticipated future growth rather than induce new unplanned growth. Similarly, although the in-process GPAs include a combination of new residential units and commercial uses, the additional jobs created by these cumulative projects would not increase the population because future employees are anticipated to be drawn from existing and future residents of the San Diego region. As a result, the in-process GPAs would serve to accommodate the projected population and employment growth in the county.

Therefore, cumulative effects associated with substantial unplanned population and employment growth would not be cumulatively significant for Alternative 1, 2, 3, 4, or 5.

#### **2.14.5 Significance of Impacts Prior to Mitigation**

##### **2.14.5.1 Issue 1: Induce Unplanned Population Growth**

The proposed Cannabis Program would result in less-than-significant direct impacts to population, housing, or employment under Alternatives 1 through 5. It would not result in significant cumulative impacts associated with unplanned population growth.

## **2.14.6 Mitigation**

### **2.14.6.1 Issue 1: Induce Unplanned Population Growth**

No mitigation is required.

## **2.14.7 Conclusion**

The discussion below provides a synopsis of the conclusion reached in each of the above impact analyses.

### **2.14.7.1 Issue 1: Induce Unplanned Population Growth**

Implementation of the Cannabis Program under Alternatives 1 through 5 would provide a framework for the permitting and licensing of new commercial cannabis facilities in some areas of the unincorporated county. The construction and operation of future commercial cannabis projects would generate additional employment opportunities in the county. Given the projected growth in population and employment for the San Diego region, it is anticipated that these additional jobs would be filled by existing and future residents in the region and could readily be accommodated by the projected population growth. Furthermore, the Cannabis Program would not require the construction of new infrastructure (e.g., roads and utilities) beyond those needed to serve individual future commercial cannabis facilities. Because the increased employment would be well within anticipated growth and could be filled by the existing or projected population, the implementation of the Cannabis Program under Alternatives 1 through 5 would not induce substantial unplanned population growth, either directly by proposing new homes and businesses or indirectly through the extension of infrastructure into areas where none currently exists. Therefore, this impact would be less than significant under Alternatives 1 through 5. In addition, the proposed Cannabis Program would not contribute to a significant cumulative impact.

**Table 2.14.2 Existing and Projected Population**

County/City	2023	2025	2035	2050	Percent Growth (2023–2050)
<b><i>San Diego County (Total)</i></b>	<b>3,290,423</b>	<b>3,470,848</b>	<b>3,620,348</b>	<b>3,746,073</b>	<b>13.8%</b>
Carlsbad	115,045	116,163	119,681	122,302	6.3%
Chula Vista	276,813	284,835	288,141	323,469	16.9%
Coronado	22,272	24,896	25,669	25,901	16.3%
Del Mar	3,918	4,384	4,524	4,715	20.3%
El Cajon	104,804	106,425	109,207	110,841	5.8%
Encinitas	61,254	63,476	64,157	64,591	5.4%
Escondido	150,571	165,127	169,922	174,398	15.8%
Imperial Beach	26,109	28,902	30,499	31,271	19.8%
La Mesa	60,753	65,822	71,455	75,276	23.9%
Lemon Grove	27,517	27,367	29,238	29,784	8.2%
National City	58,374	69,072	79,986	82,487	41.3%
Oceanside	172,186	178,385	181,020	184,283	7.0%
Poway	48,620	50,664	51,744	52,124	7.2%
San Diego	1,383,623	1,493,403	1,599,353	1,646,129	19.0%
San Marcos	94,823	102,775	103,903	120,247	26.8%
Santee	59,574	57,501	57,773	58,268	-2.2%
Solana Beach	12,831	14,171	15,089	15,262	18.9%
Vista	100,113	104,302	105,707	107,732	7.6%
San Diego (unincorporated county)	511,223	513,178	513,280	516,993	1.1%

Sources: DOF 2024; SANDAG 2021b.

**Table 2.14.3 Employment by Industry in San Diego County (2023)**

Industry Sector	Number of Jobs	Percent of Employment Industry
Professional and Business Services	276,000	17.7%
Goods Producing	205,300	13.1%
Private Education and Health Services	243,200	15.6%
Trade, Transportation, and Utilities	223,100	14.3%
Information	21,900	1.4%
Government	251,300	16.1%
Leisure and Hospitality	201,600	12.9%
Financial Activities	72,200	4.7%
Farm	9,500	0.6%
Other Services	57,100	3.7%
<b>Total, All Industries</b>	<b>1,561,700</b>	<b>100%</b>

Source: EDD 2024a.

**Table 2.14.4 Existing and Projected Housing Units**

County/City	2023	2025	2035	2050	Percent Growth (2023-2050)
<b><i>San Diego County (Total)</i></b>	<b>1,256,497</b>	<b>1,288,216</b>	<b>1,409,866</b>	<b>1,471,299</b>	<b>17.1%</b>
Carlsbad	48,601	47,855	51,433	52,727	8.5%
Chula Vista	89,482	91,635	95,621	109,474	22.3%
Coronado	9,601	9,802	10,486	10,486	9.2%
Del Mar	2,601	2,674	2,778	2,778	6.8%
El Cajon	36,871	37,582	39,830	40,467	9.8%
Encinitas	26,776	26,750	27,690	27,690	3.4%
Escondido	50,655	54,910	58,990	60,618	19.7%
Imperial Beach	10,188	10,212	11,265	11,576	13.6%
La Mesa	26,589	28,404	32,282	34,398	29.4%
Lemon Grove	9,560	9,476	10,467	10,467	9.5%
National City	17,964	17,908	22,410	22,410	24.7%
Oceanside	68,064	67,816	71,359	71,359	4.8%
Poway	17,129	17,092	18,017	18,017	5.2%
San Diego	565,822	592,143	676,236	711,018	25.7%
San Marcos	32,339	34,681	34,931	41,016	26.8%
Santee	22,369	21,161	21,889	21,969	-1.8%
Solana Beach	6,643	6,684	7,364	7,364	10.9%
Vista	33,998	33,404	35,317	35,964	5.8%
San Diego (unincorporated county)	181,245	178,027	181,501	181,501	0.1%

Sources: DOF 2024; SANDAG 2021b.