

4.11 POPULATION AND HOUSING

The environmental setting, regulatory framework, potential impacts, and mitigation measures concerning population and housing are discussed in 2016 PEIR Section 4.11 and hereby incorporated by reference. The additions/changes to those analyses necessary to make the 2016 PEIR applicable to the revised Project are presented below.

This section analyzes the existing environmental conditions in the affected area, identifies and analyzes the Project's potentially significant environmental impacts, and recommends measures to avoid/reduce construction and operational impacts. This section addresses the Project's potential impacts concerning population growth and displacement of people.

4.11.1 EXISTING ENVIRONMENTAL SETTING

2016 PEIR

The existing environmental setting concerning population and housing is discussed in 2016 PEIR Section 4.11 (page 4.11-1). 2016 PEIR Tables 4.11-1 and 4.11-2 provided population estimates and forecasts utilizing U.S. Census data from 2000 and 2010, SANDAG forecasted population and housing units, and SANDAG Series 12 modeling. The additions/changes necessary to make the 2016 PEIR applicable to the revised Project are presented below.

ADDITIONS/CHANGES SINCE 2016 PEIR

Table 4.11-1, *Regional Housing and Population Estimates and Forecasts*, provides current San Diego region population and housing data. Table 4.11-2, *City of Encinitas Housing and Population Estimates and Forecasts*, provides current City of Encinitas population and housing data.

Population

REGION

The most recent (2016) estimated population in the San Diego region is 3,288,612 persons (SANDAG 2015a). The regional population is expected to increase to 3,435,713 persons by 2020 and to 3,853,698 persons by 2035 (SANDAG 2013). The regional population is expected to grow approximately 15 percent over the next 17 years.

CITY OF ENCINITAS

As indicated in Table 4.11-2, the City is currently estimated to have a population of 63,158 people in 2018. The City's population is forecasted to increase by 278 persons by 2021 and by 1,560 to 64,178 persons by 2035. This 2.5 percent increase over 17 years equates to a growth rate of 0.15 percent per year.



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TABLE 4.11-1: REGIONAL HOUSING AND POPULATION ESTIMATES AND FORECASTS

Unit	Census ¹		Change 2000 to 2010		Estimated 2016 ²	Forecasts ³			Change 2016 to 2035	
	2000	2010	Numeric	Percent		2020	2035	2050	Numeric	Percent
Total Population	2,813,833	3,095,313	281,480	9.1%	3,288,612	3,435,713	3,853,698	4,068,759	565,086	14.7%
Household Population	2,716,820	2,993,347	276,527	9.2%	3,181,142	3,359,116	3,721,990	3,981,162	540,848	14.5%
Group Quarters	97,013	101,966	4,953	4.9%	107,470	76,597	131,708	87,597	24,238	18.4%
Persons per Household	2.73	2.75	0.02	0.73%	2.83	2.83	2.83	2.83	0	0.0%
Total Housing Units	1,040,149	1,158,053	117,904	10.2%	1,185,498	1,249,654	1,394,688	1,491,804	209,190	15.0%
Single-Family	628,652	697,470	68,818	9.9%	713,767	752,394	839,717	898,188	125,950	15.0%
Multiple Family	364,636	417,942	53,306	12.8%	429,166	452,391	504,896	540,053	75,730	15.0%
Mobile & Other	46,861	42,641	-4,220	-9.9%	42,565	44,869	50,076	53,563	7,511	15.0%
Occupancy Rate	95.6%	93.9%	-0.02	-1.9%	95%	94.3%	94.3%	94.3%	0	-0.7%
Occupied Housing Units	994,677	1,086,865	92,188	8.5%	1,126,029	1,186,967	1,315,191	1,406,771	189,162	14.4%
Single-Family	605,810	662,805	56,995	8.6%	683,561	720,554	798,393	853,987	114,832	14.4%
Multiple Family	345,351	385,306	39,955	10.4%	402,365	424,140	469,958	502,683	67,593	14.4%
Mobile Homes	43,525	38,754	-4,771	-12.3%	40,103	42,273	46,840	50,102	6,737	14.4%
Overall Vacancy Rate	4.4%	6.1%	1.8%	28.9%	5.0%	5.7%	5.7%	5.7%	0.0%	0.0%
Single-Family	3.6%	5.0%	1.3%	26.9%	4.2%	4.2%	4.9%	4.9%	0.0%	0.0%
Multiple Family	5.3%	7.8%	2.5%	32.3%	6.2%	6.2%	6.9%	6.9%	0.0%	0.0%
Mobile Homes	7.1%	9.1%	2.0%	21.9%	5.8%	5.8%	6.5%	6.5%	0.0%	0.0%

Notes: **Bold text is** extrapolated, based on sourced data and 2.83 persons per household.

Sources:

1) SANDAG Demographic and Socioeconomic Profiles (SANDAG 2016b, 2003b)

2) SANDAG Estimates (SANDAG 2015a)

3) SANDAG Board Report - Series 13 Regional Growth Forecast (SANDAG 2013)

TABLE 4.11-2: CITY OF ENCINITAS POPULATION AND FUTURE POPULATION FORECASTS

Unit	Census		Change from 2000 to 2010		Estimated		Forecasted		Change from 2016 to 2035	
	2000	2010	Numeric	Percent	2016	2020	2035	2050	Numeric	Percent
Total Population	58,014	59,518	1,504	2.53	61,928	62,829	64,718	66,178	2,790	4.3
Household Population	57,455	58,990	1,535	2.60	61,400	61,850	63,038	65,486	1,638	2.6
Group Quarters	559	528	-31	-5.87	528	979	1,680	692	1,152	68.6
Persons per Household	2.52	2.45	-0.07	-2.86	2.51	2.51	2.51	2.51	0	0.0
Total Housing Units	23,843	25,477	1,634	6.41	25,920	26,131	26,633	27,667	713	2.7
Single-Family	17,713	20,685	2,972	14.4	20,428	20,594	20,990	21,805	562	2.7
Multiple Family	5,358	4,016	-1,342	-33.4	4,081	4,114	4,193	4,356	112	2.7
Mobile & Other	772	776	4	0.5	739	745	759	789	20	2.7
Occupancy Rate	96%	95%	-0.01	-1.3	94.3%	94.3%	94.3%	94.3%	0	0.0
Occupied Housing Units	22,830	24,082	1,252	5.2	24,431	24,642	25,115	26,090	684	2.7
Single-Family	17,018	19,576	2,558	13.1	19,940	20,112	20,498	21,294	558	2.7
Multiple Family	5,114	3,779	-1,335	-35.3	3,815	3,848	3,922	4,074	107	2.7
Mobile & Other	698	727	29	4.0	676	682	695	722	19	2.7
Overall Vacancy Rate	4.2%	5.5%	1.2%	22.4	5.7%	5.7%	5.7%	5.7%	0.0%	0.0
Single-Family	3.9%	5.4%	1.4%	26.8	2.4%	2.3%	2.3%	2.3%	0.0%	0.0
Multiple Family	4.6%	5.9%	1.3%	22.8	6.5%	6.5%	6.5%	6.5%	0.0%	0.0
Mobile Homes	9.6%	6.3%	-3.3%	-51.8	8.5%	8.5%	8.5%	8.5%	0.0%	0.0

Sources:

- 1) SANDAG Demographic and Socioeconomic Profiles (SANDAG 2016b, 2003b)
- 2) SANDAG Estimates (SANDAG 2015a)
- 3) SANDAG Board Report - Series 13 Regional Growth Forecast (SANDAG 2013)

Housing

REGION

The most recent (2016) data indicates that the San Diego region's housing stock totals 1,185,498 housing units, including 713,767 single-family, 429,166 multi-family, and 42,565 mobile homes. The current regional vacancy rate is five (5) percent, the persons per household regional average is 2.83. By 2035, the regional housing supply is forecasted to increase to 1,394,688 units, a 15 percent increase over the next 17 years, or 0.88 percent increase per year.

CITY OF ENCINITAS

The City currently (2018) is estimated to have approximately 26,409 housing units, consisting of 20,272 single-family, 5,479 multi-family, and 678 mobile homes. The current overall vacancy rate is six (6) percent. Based on the number of occupied units and the household populations, the number of people per household is currently estimated to be 2.52.

4.11.2 REGULATORY FRAMEWORK

2016 PEIR

The regulatory framework concerning population and housing, which is discussed in 2016 PEIR Section 4.1.2 (page 4.11-4), applies to the revised Project and no additions/changes are necessary.

ADDITIONS/CHANGES SINCE 2016 PEIR

As detailed in Section 3.3, *Regional Housing Needs Assessment*, the current statutory update in the San Diego Association of Governments (SANDAG) region covers the eight-year Fifth Housing Element Cycle (January 1, 2013 to December 31, 2020). Table 3-1, *Encinitas RHNA Allocation 2013-2021*, outlines the City's RHNA allocation and indicates Encinitas' RHNA allocation for the Fifth Housing Element Cycle is 2,353 DU. As also indicated in Table 3-1, the City's "carryover" DU from the Fourth Cycle housing element is 253 DU. Therefore, the City's RHNA allocation, including the current/Fifth Cycle and carryover from the previous/Fourth Cycle is 2,606 DU.

Table 3-2, *Encinitas Adjusted RHNA Allocation 2013-2021*, shows the City's progress in meeting its RHNA allocation to December 31, 2017, including building permits issued and projects with discretionary entitlements. As indicated in Table 3-2, the City's remaining RHNA allocation for the Draft 2013-2021 Housing Element Update is 1,511 DU. As also indicated in Table 3-2, the City has nearly met its total RHNA allocation for the above moderate-income category. However, significant gaps remain in the low/very low and moderate-income categories (1,087 DU and 409 DU, respectively).

4.11.3 SIGNIFICANCE DETERMINATION THRESHOLDS

Consistent with the 2016 PEIR and in substantial conformance with CEQA Guidelines Appendix G, impacts related to population and housing would be significant if the Project would:

- Unduly concentrate population growth to an area not capable of supporting it (see Issue 1); or
- Displace substantial numbers of existing housing or people through redevelopment, necessitating the construction of replacement housing elsewhere.

4.11.4 IMPACTS AND MITIGATION MEASURES

4.11.4 - Issue 1: Population Growth

Would the Project unduly concentrate population growth to an area not capable of supporting it?

IMPACTS:

2016 PEIR

The potential impacts concerning population and housing/population growth are discussed in 2016 PEIR Section 4.11.5 (Issue 1, page 4.11-8). The 2016 PEIR analyzed three housing strategies. Housing Strategy 3 (MMUP) resulted in the greatest population increase. Housing Strategy 3 would provide capacity for an additional 3,169 residential units, with a resultant population increase of 8,485 persons; see 2016 PEIR Table 4.11-5. The analysis concluded that future development under Housing Strategy 3 would occur in urbanized locations near existing infrastructure (roads, utilities) and served by fire and other emergency responders. Future housing projects would be required to provide a will-serve letter from the service provider in conjunction with their application to ensure adequate services and utilities are available. Further, future housing projects would adhere to Encinitas General Plan (EGP) policies, pay development impact fees, and comply with applicable Encinitas Municipal Code (EMC) development regulations. Therefore, the project would not unduly concentrate population growth in an area not capable of supporting it, and impacts would be less than significant.

The additions/changes necessary to make the 2016 PEIR applicable to the revised Project are presented below.

REVISED PROJECT

A project could induce population growth in an area either directly (i.e., by proposing new housing or businesses) or indirectly (i.e., through the extension of roads or other infrastructure). The Project does not involve extension of roads/infrastructure, thus, would not induce population growth indirectly. Future development accommodated through Project implementation would involve approximately 2,494 DU. Thus, the Project would induce population growth directly through its provision of new residential uses. As indicated in Table 4.11-1, *Candidate Sites' Forecast Population*, the Project's forecast population growth is approximately 6,250 persons.

As indicated in Table 3-2, the City's remaining RHNA allocation is 1,511 DU. As also indicated in Table 3-2, the City has nearly met its total RHNA allocation for the above moderate-income category. However, significant gaps remain in the low/very low and moderate-income categories (1,087 DU and 409 DU, respectively). The Project is specifically intended to accommodate the City's remaining RHNA allocation of 1,511 DU. Further, future development would occur in urbanized locations, in proximity to existing infrastructure (roads, utilities), and would be served by existing fire and other emergency responders. Future developments would require a will-serve letter from the service provider in conjunction with their application to ensure adequate services and utilities are available. Future development would be subject to compliance with EGP policies concerning the provision of public services and utilities commensurate with the forecast population growth. Additionally, payment of development impact fees and compliance with applicable EMC development regulations would be required. Therefore, the Project would result in a less than significant impact and would not unduly concentrate population growth to an area not capable of supporting it.

As shown in Table 4.11-3, the Project would result in a population growth of approximately 6,232 persons over existing conditions, and approximately 5,771 persons over adopted EGP. As compared to the Housing Strategy 3 (the strategy with the greatest maximum realistic yield, the proposed Project would result in approximately 50 less persons in population growth.

TABLE 4.11-3: CANDIDATE SITES' FORECAST POPULATION			
	Dwelling Units	Persons Per Household	Forecast Population
Candidate Sites (Project) ¹	2,494	2.51 ²	6,250
Existing On-the-Ground	7		18
<i>Change over Existing On-the-Ground</i>	+2,487		+6,232
Adopted General Plan	191	2.51	479
<i>Change over Adopted General Plan</i>	+2,303		+5,771
<i>Percent Change over Adopted General Plan</i>	+1,206%		+1,206
Housing Strategy 3 (MMUP)	3,261	2.68 ³	8,731
<i>Change over Housing Strategy 3 (MMUP)</i>	-767		-2481
<i>Percent Change over Housing Strategy 3 (MMUP)</i>	-24%		-28%
Notes: 1. Refer also to Appendix B, <i>Candidate Sites Table</i> . 2. Based on average over last five years (2014-2018). (State of California, <i>Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State</i> — January 1, 2011-2018. Sacramento, California, May 2018). 3. RECON, <i>Final Environmental Assessment/Program Environmental Impact Report for At Home in Encinitas, the City of Encinitas Housing Element Update</i> , Page 4.11-10, May 12, 2016.			

GENERAL PLAN POLICIES AND MITIGATION MEASURES:

GENERAL PLAN POLICIES:

No General Plan policies are applicable.

MITIGATION MEASURES:

No mitigation measures concerning population and housing/population growth were identified in 2016 PEIR Section 4.11.5 and none are necessary for the revised Project.

LEVEL OF SIGNIFICANCE: Less Than Significant Impact

4.11.4 - Issue 2: Displacement of People

Would the Project displace substantial numbers of existing housing or people through redevelopment, necessitating the construction of replacement housing elsewhere?

IMPACTS:**2016 PEIR**

The potential impacts concerning population and housing/displacement of people are discussed in 2016 PEIR Section 4.11.6 (Issue 2, page 4.11-11). The 2016 PEIR analysis concluded a less than significant impact concerning the displacement of housing or people. The project would result in an increase in housing units in the City. While a temporary loss of existing housing could occur during construction, it would not necessitate the construction of replacement housing elsewhere. Therefore, the 2016 PEIR concluded that displacement of people and existing housing impacts associated with project implementation would be less than significant.

The additions/changes necessary to make the 2016 PEIR applicable to the revised Project are presented below.

REVISED PROJECT

There are seven dwelling units (DU) and approximately 793,757 square feet (SF) of nonresidential land uses located on the candidate sites. These existing uses would be replaced by the future residential development. Therefore, future development occurring on the candidate sites would displace both housing and people. However, Project implementation would increase residential throughout the City by allowing higher densities/intensities than are currently permitted under existing zoning. Project implementation is anticipated to result in a net increase of as many as 2,487 DU over existing conditions. Based on the City's existing vacancy rate of 6.0 percent (1,586 DU)¹, existing unemployment, and a net increase of as many as 2,487 DU, ample housing opportunities would be offered within the City. Project implementation would not necessitate construction of replacement housing elsewhere, and a less than significant impact would occur in this regard.

GENERAL PLAN POLICIES AND MITIGATION MEASURES:**GENERAL PLAN POLICIES:**

No General Plan policies are applicable.

MITIGATION MEASURES:

No mitigation measures concerning population and housing/displacement of people were identified in 2016 PEIR Section 4.11.6 and none are necessary for the revised Project.

LEVEL OF SIGNIFICANCE: Less than Significant Impact

¹ State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2018*. Sacramento, California, May 2018).

4.1.5 SIGNIFICANT UNAVOIDABLE IMPACTS

No significant unavoidable impacts concerning population and housing have been identified following compliance with the established regulatory framework.

4.1.6 SOURCES CITED

SANDAG:

- 2003b Data Surfer Website. Census 2000 Profile – San Diego Region. Data dated June 12, 2003. Accessed May 2018. Available at: <http://datasurfer.sandag.org/>.
- 2013 SANDAG Website. Board Report – Series 13 Regional Growth Forecast, October 25, 2013. Accessed May 1, 2018. Available at: <http://www.sandag.org/index.asp?classid=12&subclassid=84&projectid=503&fuseaction=projects.detail>.
- 2015a Data Surfer Website. 2016 Estimates – San Diego Region. Data dated March 9, 2017. Accessed May 1, 2018. Available at: <http://datasurfer.sandag.org/>.
- 2016b Data Surfer Website. Demographic and Socioeconomic Profile 2010 – Region: San Diego. Data dated December 29, 2016. Accessed May 2018. Available at: <http://datasurfer.sandag.org/>.

State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2018*. Sacramento, California, May 2018).